

# ***Zoning Board of Appeals June 11, 2025 Meeting Minutes***

## **Call to Order:**

**Mr. Brian Heath, Chairman, called the meeting to order via Virtual Zoom Meeting at 7:00pm**

## **Attendees:**

Present: Brian Heath, Chairman, Anna Klimas, Daniel Greenberg, Member, Amanda Metell, Alternate.

Absent:

Staff Present: Nicole Salvo, Assistant Town Planner / Community Development

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### **I. Call to Order**

### **II. Public Hearings**

#### **1 Hemlock Drive - Appeal**

Applicant Kenneth Cyr speaks about the denial of his Building permit request to construct an ADU on his multi-family property. He notes his stance that this is a protected use and should be allowed on multi-family, and the Town by-law is incorrect in only allowing on single-family lots.

Chairman Heath, states that he reviewed the material and though there are valid points, the ZBA can only make a decision based on the town by-laws and what is allowed and not allowed. He notes the Town Council makes changes to the by-laws not the ZBA.

It is spoken about that as a City, he by-laws to not need to be approved by the Attorney Generals office.

Member Greenberg notes that he agrees they can only vote based on the by-laws as they are written, even though he supports ADU's.

Mr. Cyr states that he can sue for damages as he notified the town, they are violating state law, and he believes the Building Inspector can override the Town by-laws.

Mr. Solari corrects this statement and what he is allowed to do as the Building Inspector.

**Motion to uphold the Building Inspectors Decision made by Member Greenberg, Member Klimas seconds.**

**Roll call vote:**

**Brian Heath – Aye**

**Anna Klimas - Aye**

**Daniel Greenberg – Aye**

**Motion to close the public hearing made by Member Klimas, Member Greenberg seconds.**

**Roll call vote:**

**Brian Heath – Aye**

**Anna Klimas - Aye**

**Daniel Greenberg – Aye**

### **IV. Administrative**

### **V. Minutes**

- **Approval of minutes: 5/14/25**

**Motion to approve the minutes made by Member Klimas, Member Greenberg seconds.**

**Roll call vote:**

**Brian Heath – Aye**

**Anna Klimas - Aye**

**Daniel Greenberg – Aye**

**IV. Adjournment**

**MOTION: Member Klimas motions to adjourn, Member Greenberg seconds.**

**Roll call vote:**

**Brian Heath – Aye**

**Anna Klimas - Aye**

**Daniel Greenberg – Aye**