

Zoning Board of Appeals August 27, 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

I. Call to Order

II. Public Hearings

519 High Street – Variance request

The applicant is present at the meeting. The request is for a 5' variance. The applicant shared a power point that demonstrates the need for the front yard set back requirement, due to the odd shape of the yard. Member Greenberg asked what the dimensions of the proposed were, he felt their width was within normal range and was not extravagant.

There was no public comment at this time.

Applicant states they did reach out to the neighbors.

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

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye

Amanda Metell - Aye

Motion to grant the Variance for 5' of relief made by Member Greenberg, Member Klimas seconds.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye

Amanda Metell – Aye

0 Hammond Street – Variance request

Rebecca Baptista, SEA is the representative for the project. She shares the plot plan where the lot lanes changed, and the overall lot size was reduced after a title search. The goal of the project remains the same, but a larger lot size variance is now required. The board is being given a new request to cover all needs of the project.

Chairperson Heath speaks to the lot sizes in the neighborhood and how this is still in-line with those surroundings.

Mr. Arrighi shares that a neighbor is the proper owner of that back piece of the lot.

Member Klimas notes that though the Variance request has increased, the need for the request is still there, the hardship for the lot, the area, and shape still exist.

There is no economic gain, not detrimental to the surrounding lots, the lot size/shape make it necessary for relief and this is inline with the neighborhood.

There is no public comment at this time.

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

Amanda Metell - Aye

Motion to grant the Variances for 84.79' of relief for frontage and relief of 3,029 sqft for lot size made by Member Klimas, Member Greenberg seconds.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye

Amanda Metell – Aye

IV. Administrative

V. Minutes

- **Approval of minutes: 6/11/2025**

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

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye

IV. Adjournment

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

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye