

Zoning Board of Appeals September 24, 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: Bob Rulli, CED Director

I. Call to Order

II. Public Hearings

45 Prospect St – Appeal of the Building Inspectors

Joanne Farnham, 45 Prospect St, speaks to the board, sharing the history of the property and the way the property had been used in the past. It was her belief that the property is business zoned.

Chairman Heath reviews the zoning of 45 Prospect, Zoned as Residential A/B and what is allowed in that zone. Commercial trucks, trailers and other similar items can not be stored on a residential property.

Abutter comments:

Marie Higgins- 13 Cassidy Place- speaks about the items stored and how they de-value her property and finds the large trucks disruptive.

Joanne Farnham, speaks about when Cassidy Place was developed that trees and fencing should have been placed between the properties.

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 Deny the appeal of the Building Inspectors Decision made by Member Greenberg, Member Klimas seconds.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Daniel Greenberg – Aye

Amanda Metell – Aye

III. Administrative

- **Scotland Meadows – Minor Modification Request**

Heidi, Dlephic Associates- speaks about her team purchasing the property and moving full speed ahead to complete this project. The first request is the location of the affordable units. The second request is to change the design of the proposed homes, with 3–4-bedroom home options for both affordable and market rate.

Motion to approve both the modification requests for Scotland Meadows made by Member Greenberg, Member Klimas seconds.

Roll call vote:

Brian Heath – Aye
Anna Klimas – Aye
Amanda Metell – Aye
Daniel Greenberg – Aye

- Duxburrow Estates – Minor Modification Request

Member Greenberg Recuse himself on this matter.

Rebecca Baptista, SEA, shares the plans for Duxburrow. She shares the 1st request to adjust the lot lines for lot 48 to make it the appropriate 10,000sqft lot.

Motion to approve the modification request to move the lot line for lot 48 to allow the lot to meet the 10,000sqft size requirement made by Member Klimas, Member Metell seconds.

Roll call vote:

Brian Heath – Aye
Anna Klimas – Aye
Amanda Metell – Aye

Request number 2 is to allow for the streetlights to be replaced with lanterns on each lot.

Mr. Romni, Duxburrow Estates, speaks about the original lamp posts that would be paid for and maintained by the town.

The members have concern with the maintenance of these lights, if they go out and there is not enough light, and the owners agreed to do so.

Mr. Health requests that the homeowner's association require replacement or the funds to do so if there is issue with the ones on their property.

There are questions from the members why this many lights were installed and this issue is just being brought to the board, if they will be bright enough and general safety concerns.

Mohammad, Duxburrow Estates, speaks to the request, feeling that the street light would not be necessary with the light provided by the lamp.

Motion to continue the discussion on lamp posts to the October 8th meeting made by Member Klimas, Member Metell seconds.

Roll call vote:

Brian Heath – Aye
Anna Klimas - Aye

The 3rd request is to increase the bedroom count to 3.5 bedrooms per lot. The issue with this is how the plans are laid out and if these effects the affordable to market rate counts.

Mohammad, Duxburrow, notes that there are more 4 bedrooms in the affordable than in the market rate. They feel the market is affecting what is selling so they would like to make an overall shift in count.

Chairman Health notes that the affordable and market need to be the same and have the same bedroom counts, this can't all go to the market rate.

The members need to see the numbers and see if the designs are changing at all either.

Motion to continue the discussion on number of bedrooms to the October 8th meeting made by Member Klimas, Member Metell seconds.

Roll call vote:

Brian Heath – Aye
Anna Klimas - Aye

V. Minutes

- **Approval of minutes: 8/27/2025**

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