

**ZONING BOARD OF APPEALS
MEETING MINUTES
REGULAR MEETING OF TUESDAY, JUNE 17, 2025**

I. CALL TO ORDER

By: Gerrity Time: 7:03 p.m. Place: Annex and Zoom

II. ROLL CALL:

		PRESENT	ABSENT	EXCUSED
REGULAR MEMBERS:	Thomas Delucco		X	
	Caroline Dowd	X		
	Scott Francis (Secretary)	X		
	Michael Gerrity (Chair)	X		
	William Zenko			X
ALTERNATE MEMBERS:	Peter DePaola (Sat for Delucco)	X		
	Patricia Hodge			X
	Cheryl Ann Resha (Sat for Zenko)	X		
STAFF:	Heidi Leech, Planning Technician/Zoning Enforcement Officer	X		
	Natalia Yeschick, Recording Secretary (via Zoom)	X		

III. READING OF LEGAL NOTICE

Francis read the public hearing notice into the record.

IV. EXPLANATION OF PROCEDURES

Gerrity explained the public hearing procedures.

V. PUBLIC HEARING

- a. **ZBA-25-8 – Request for variance from Table 4.04A.a of the Zoning Regulations to allow a 20-foot reduction of the front yard setback from 50-feet to 30-feet from the property line at 861 Main Street in the GR-40 Zone; Applicant/Owner: Robin Gregory.**

Gregory explained the layout of the property and mentioned it has two road fronts, but they have a backyard where they want to put the pool. The backyard is off Armstrong Rd. They had a dead ash tree taken down. The trunk was just removed and some garden area cleaned out to make room for the pool. Gregory's significant other had both of his hips replaced and needs low impact physical therapy and water is the best for this. Gregory found what she feels will be the best location for the above ground pool. It will be a 25 x 12 rectangular pool. A round pool would not work for Gregory's significant other to do exercises.

Gerrity asked for clarification on if this is a front yard or back yard setback. Leech explained that it is a front yard setback. Since the property borders both Armstrong Rd and Main St, they are both considered frontages. Leech also explained that in the Zoning Regulations, specifically where pools are concerned, side yard and rear yard setbacks are reduced to 20 feet, however because this property has streets on both sides that are both considered frontages, that rule does not apply so the required setback is 50 feet.

Gregory said she spoke with the building inspector and will be putting up a 6-foot privacy fence around the pool. They will also put a gate and an arch.

Leech showed photos of the property and the frontages, as well as the location of the proposed pool area.

MOTION: I move to approve the request for variance from Table 4.04A.a of the Zoning Regulations to allow a 20-foot reduction of the front yard setback on the Armstrong Road side from 50-feet to 30-feet from the property line at 861 Main Street for placement of an above ground pool with the finding that:

- 1) it is in harmony with the general purpose and intent of the zoning regulations, and
- 2) will not be contrary to the public interest.

The following circumstances are unique to the property and not the result of the actions of the applicant: The hardship is having two 50-foot road frontages versus a normal rear yard setback.

By: Resha

Seconded By: DePaola

Voting:

For: Resha, DePaola, Gerrity, Dowd, Francis

Against: None

Abstain: None

Motion unanimously approved.

Gerrity advised Gregory to go to Town Hall and get all the requirements for installing a pool as they are specific.

VI. NEW BUSINESS/DISCUSSION:

a. Approval of May 20, 2025, Meeting Minutes

MOTION: I motion that the minutes of the May 20, 2025 meeting be approved.

By: Gerrity

Seconded By: Francis

Voting:

For: Resha, DePaola, Gerrity, Dowd, Francis

Against: None

Abstain: None

Motion unanimously approved.

**b. Handbook for Elected and Appointed Officials and Volunteers
(April 7, 2025) – Signing of Acknowledgment Page**

Gerrity mentioned we received this handout, and it is light reading. It keeps people on boards that want to be on the boards.

Leech mentioned the acknowledgment page needs to be signed to acknowledge receipt of the handbook. Members signed and returned the acknowledgment forms to Leech.

VII. ADJOURNMENT:

The meeting was adjourned by Gerrity at 7:28 p.m.

Respectfully Submitted,

Natalia Yeschick

Natalia Yeschick, Recording Secretary

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next meeting. Please see the next meeting minutes for approval or changes to these minutes.