

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
SPECIAL MEETING OF TUESDAY, AUGUST 19, 2025**

**I. CALL TO ORDER**

By: Gerrity      Time: 7:00 p.m.      Place: Annex and Zoom

**II. ROLL CALL:**

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

**III. READING OF LEGAL NOTICE**

Zenko read the public hearing notice into the record.

#### **IV. EXPLANATION OF PROCEDURES**

Gerrity explained the public hearing procedures.

#### **V. PUBLIC HEARING**

**a. ZBA-25-12 – Request for a variance from Table 4.04A.b of the Zoning Regulations to erect a 12' x 16' garden shed 38' from the front property line when 50' is required at 730 Pucker Street in the GR-80 Zone; Applicant: Matthew and Laura Twerdy.**

Matthew and Laura Twerdy were present to discuss the application. An unfinished area above their garage and part of their garage was recently converted into an in-law apartment for an elderly relative. They would like to build a garden shed to replace the storage space that was lost from the conversion. They would like to put it on the outside edge of the wetlands buffer, the outside edge of the front property setback area just outside of the drainage easement. It is a small Country Carpenters shed. It is not plastic and adds curb appeal.

Gerrity noticed the map shows wetlands upland review area and asked what the meaning is. Leech pulled up the survey for review and showed the delineated wetlands line and the 75-foot upland review area. She explained that anything between the two lines is a regulated area and falls under the jurisdiction of the Inland Wetlands Agency/Staff.

Leech mentioned that the Town Staff review comments are on the Staff Guidance memo that was provided. Leech said that Wetlands Staff, Lindsay Beutler, noted they will need a minimal impact permit because the shed is on the edge of the upland review area. It meets the criteria for a minimal impact staff approval and won't need to go to the Inland Wetlands Agency.

Gerrity asked if the shed is being built on a foundation. Twerdy responded that it will sit on a concrete pad.

***MOTION: I move to approve the request for a variance from Table 4.04A.b of the Zoning Regulations to erect a 12' x 16' garden shed 38' from the front property line when 50' is required at 730 Pucker Street in the GR-80 Zone 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 variance is necessary due to wetlands and drainage easement issues.***

**By: Zenko**

**Seconded By: Hodge**

**Voting:**

**For: Gerrity, Zenko, Hodge, Dowd**

**Against: None**

**Abstain: None**

**Motion unanimously approved.**

**VI. NEW BUSINESS/DISCUSSION:**

a. Approval of July 15, 2025, Meeting Minutes

***MOTION: I move to approve the July 15, 2025 Meeting Minutes***

**By: Zenko**

**Seconded By: Gerrity**

**Voting:**

**For: Gerrity, Zenko, Hodge, Dowd**

**Against: None**

**Abstain: None**

**Motion unanimously approved.**

b. Member Updates:

Zenko will not be available for the September meeting as he will be traveling.

**VII. ADJOURNMENT:**

***The meeting was adjourned by Gerrity at 7:12 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.