

ZONING BOARD OF APPEALS

REGULAR MEETING

AUGUST 12, 2025 – 5:00PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:00pm.
2. Roll Call & Seating of Alternates. Present: Stacie Weiner, M.E. Freeman, Lee Greenhouse, Roxane Belter, Harding Bancroft (Alternate), and Peter Menikoff. Attending: Abby Conroy (Land Use Director).
3. **Approval of Agenda. So Moved** by L. Greenhouse, seconded by S. Weiner and unanimously **Approved.**
4. Public Comment – None
5. **Approval of Minutes of July 8, 2025. So Moved** by L. Greenhouse, seconded by S. Weiner and unanimously **Approved.**

Public Hearing

6. #2025-0290 / Bryan & Page Seyfried / 210 Between the Lakes Road / Request for Variance to Construct a Screened Porch Within 50' of a Waterbody/Watercourse (Section 305.1) / Map 54 / Lot 4 / DOR: 06/10/2025
S. Weiner asked Ms. Seyfried to describe the hardship. Ms. Seyfried described the size and conditions of the property and the bugs being a problem. L. Greenhouse asked about the existing structures and what is being proposed; Ms. Seyfried described the plan. R. Belter asked if the existing house is non-conforming; A. Conroy answered yes and explained the required setbacks and the existing non-conforming structures. S. Weiner asked if they would be taking a structure that's non-conforming and making it more non-conforming; A. Conroy answered yes and P. Menikoff agreed. P. Menikoff asked A. Conroy if they had any ability to approve this, other than a demonstrated hardship; A. Conroy answered no, unless there is a reduction in non-conformity. P. Menikoff asked Ms. Seyfried what construction could look like if it did not encroach on the setbacks; Ms. Seyfried described that and the impacts of their proposed plan. Pat Hackett, Engineer, described the proposed deck construction and location of the wetlands. A. Conroy explained the variance criteria. P. Menikoff commented that the addition would encroach upon the existing setbacks, without a hardship. S. Weiner commented that this is a request to take a dwelling that is non-conforming and make it more non-conforming. L. Greenhouse asked to review the hardship criteria. P. Menikoff commented on the question of precedent applying to the other neighbors in the district; R. Belter agreed. H. Bancroft asked if

any other ZBA variances had been requested by the neighboring properties; A. Conroy and S. Weiner were not aware of any. The members talked about other situations that had requested variances involving wetlands.

A Motion to Close the Public Hearing at 5:32pm was made by P. Menikoff, seconded by S. Weiner, **With All in Favor.**

Commission members were asked to express their opinions, regarding their votes. L. Greenhouse and M.E. Freeman asked about permitted use; A. Conroy explained the case law and that the requested deck is not needed for single-family use or agriculture. After further discussion about the specifics of the law, regarding hardship, votes were taken by roll call. L. Greenhouse voted No. P. Menikoff voted No. M.E. Freeman voted No. R. Belter voted No. S. Weiner voted No.

The Request for the Variance was Denied.

A Motion to Adjourn was made by R. Belter, seconded by M.E. Freeman, **With All in Favor.**