

ZONING BOARD OF APPEALS

REGULAR MEETING

OCTOBER 14, 2025 – 5:00PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:00pm.
2. Seating of Members & Alternates. Present: Stacie Weiner, Lee Greenhouse, Peter Menikoff, M.E. Freeman, Harding Bancroft (Alternate), Roxanne Belter, Abby Conroy (Land Use Director) and Georgia Petry (Recording Secretary). Attending: Ms. Cori Daggett (Alternate Candidate).
3. Approval of Agenda. A. Conroy asked to add Item #8, Letter of Support for P. Menikoff. A **Motion to Approve the Agenda, as amended**, was made by L. Greenhouse, second by S. Weiner and unanimously **Approved**.
4. Public Comment – None
5. **Minutes of August 12, 2025. A Motion to Approve** was made by L. Greenhouse, seconded by P. Menikoff, **With All in Favor**.

Public Hearing

6. #2025-0299 / 26 Ethan Allen Street / Map 46 / Lot 04 / Owners: Lowell Goss and Kristen Culp / Applicant: Lowell Goss / Request for Variance to Maximum Building Coverage in the LA Zone on the Basis of Reduction in Nonconforming Impervious Surface (Section 300.2) / DOR: 10/14/2025 L. Greenhouse read the Legal Notice to Open the Public Hearing. S. Weiner noted that the application is tabled, at the request of the applicant. A. Conroy commented that the applicant may ask for a new date and new notices would have to be published. A **Motion to Continue the Public Hearing to November 25, 2025** was made by P. Menikoff, seconded by S. Weiner, **With All in Favor**.
7. Withdrawn
8. Letter of Support from the ZBA to the Board of Selectmen (BOS) – Request Appointment to Fill Upcoming Vacancy on the ZBA. A. Conroy explained that 3 ZBA members are up for re-election this November. However, P. Menikoff was inadvertently not included on the Republican slate / ballot; he does want to continue as a ZBA member. A. Conroy and S. Weiner determined that the ZBA can request an appointment from the BOS to fill the Republican Minority member seat. S. Weiner read the letter of support. L. Greenhouse asked what “Minority” member means; S. Weiner explained that by Statute, all Boards must have Minority representation. The loss of the

only Minority member could render the Board unable to act. L. Greenhouse asked for minor corrections to the letter. A **Motion to Approve the Request to the Board of Selectmen to Appoint Peter Menikoff to the ZBA, as a Regular member**, was made by L. Greenhouse, seconded by S. Weiner, **With All in Favor**. At the November meeting, officers will be elected; the current officers all agree to continue.

Adjournment. So Moved by S. Weiner, seconded by M.E. Freeman, **With All in Favor**.