

ZONING BOARD OF APPEALS

REGULAR MEETING

JANUARY 13, 2026 – 5:00PM (REMOTE)

1. Call to Order. The meeting was called to order at 5:00pm.
2. Seating of Members & Alternates. Present: Stacie Weiner, Peter Menikoff, Lee Greenhouse, Harding Bancroft (Alternate), Cori Daggett (Alternate) and Miles Todaro (Land Use Tech Specialist). M.E. Freeman arrived after the Members were seated. Absent: Roxanne Belter.
3. **Approval of Agenda. So Moved** by P. Menikoff, seconded by S. Weiner, **With All in Favor**.
4. Public Comment – None
5. **Minutes of November 25, 2025. Motion to Approve** made by S. Weiner, seconded by L. Greenhouse, **With All in Favor**.
6. Pre-application review of use of property (Connecticut General Statute Sec. 7-159b) / 145 Farnum Road / Map 48, Lot 15 / Owners: 145 Farnum Road LLC / Improve Nonconforming Single Family Dwelling
M. Todaro informed the members that there is no application yet; this is just a discussion. Andy Molnar and Jusstina Paksai, property owners, described the property and the existing nonconforming house; they had a survey done recently. M. Todaro pointed out that the GIS map is inaccurate and noted the wetlands area, which has not been delineated. P. Menikoff commented that the question is if they are proposing to build without increasing the existing footprint; some members commented that there are minor and slight modifications to it. M. Todaro mentioned that they would be increasing the building footprint, defined by Regulations as the roof area, and the covered porch is a part of the building footprint also; they would be expanding within the setback area because of the overhangs. P. Menikoff wants information about the well they need to have put in. Ms. Paksai described the modular house they are proposing as needing overhang space for an inside staircase. H. Bancroft noted that the overhang over the second story covers the entire building; L. Greenhouse commented that would create a larger and wider building than the existing one. There was further discussion including: rebuilding as a one story; the building code; lot limitations; and the nonconforming location of the house. M. Todaro asked what additional information the members want to have and if they want a wetlands delineation; P. Menikoff commented that the water well is an issue. Mr. Molnar commented that they are asking to reduce the front setback; C. Daggett wants to see the drawing and map. S. Weiner noted that a formal application will be given consideration.
Adjournment. So Moved by L. Greenhouse, seconded by P. Menikoff, **With All in Favor**.