



**Minutes of Meeting  
July 1, 2025  
7:30PM  
Virtual (Zoom) Meeting**

Board of Appeals members in attendance: Adam Hoffman, Scott Robb, David Schena (Associate)

Staff Present: Kristen Guichard, Planning Director & Nathaniel Ryan, Assistant Planner

**Opening**

(Acting Chair) Adam Hoffman opened the meeting at 7:30PM. He called the roll. David Schena-Aye, Adam Hoffman-Aye, Scott Robb-Aye

**I. Regular Business**

**1. Approve previous meeting minutes:**

Scott Robb motioned to approve the minutes from December 3<sup>rd</sup>, 2024. The motion was seconded by Adam Hoffman and carried a vote of three in favor.

Scott Robb motioned to approve the minutes from January 7<sup>th</sup>, 2025. The motion was seconded by David Schena and carried a vote of three in favor.

**2. Administrative Updates:**

Kristen Guichard updated the Board on the new Town Hall operating hours and posed the idea of the Board meetings starting earlier. The Board agreed that they would start at 7:00PM for the next meeting.

**II. New/Special Business**

**1. ZBA25-02 – Public Hearing – 91 Newtown Road**

**Adam Hoffman opened the hearing at 7:35PM.**

The engineer for the applicant, Nathaniel Cataldo, presented the application for the Board, showing the relevant site plans, floor plans, and elevation plans, and comparable houses in on neighboring properties.

Adam Hoffman asked if the applicant considered a smaller house. Nathaniel Cataldo said that the applicant only considered the original architectural plans.

Scott Robb motioned to close the hearing at 7:56PM. The motion was seconded by David Schena and carried a vote of three in favor.

**Resident Comments: None**

## **Deliberations:**

Scott Robb said he is on the fence about the size of the proposed house. The Board all agreed that they were on the fence about the size despite liking the architectural plans for the house. Adam Hoffman asked Scott Robb if he thinks it will increase the non-conformity. Scott Robb agreed that it is in gross violation of the by-right allowances of reconstruction on a non-conforming lot from the Zoning Bylaw.

Scott Robb motioned to close deliberations at 8:05PM. The motion was seconded by David Schena and carried a vote of three in favor.

**Scott Robb motioned to deny ZBA25-02 at 8:05 PM. David Schena seconded. Roll Call Vote:** David Schena-Aye, Scott Robb-Aye, Adam Hoffman-Aye

**Motion approved, Adam Hoffman to write decision.**

## **Materials Used:**

<a href="#">01-07-26 ZBA Minutes DRAFT.docx</a>
<a href="#">7-1-2025 ZBA Agenda.docx</a>
<a href="#">DRAFT-12-3-24 - ZBA Minutes.docx</a>
<a href="#">ZBA-25-2 91 Newtown</a>
Application
Legal Ad
Residents Comments
Staff Comments
<a href="#">Time Extension Signed and Stamped FV053025.pdf</a>
<a href="#">7481.P.PPL_Thu_Apr_10_2025_11-00-43.pdf</a>
<a href="#">7481_ZBA_Application_PACKET_signed_Attachments_Thu_Apr_10_2025_11-00-33.pdf</a>
<a href="#">81_NEWTOWN_RD_300FT_Thu_Apr_10_2025_11-00-64.pdf</a>
<a href="#">Architectural Plans NFA Markup.pdf</a>
<a href="#">New Plot Plan 01 Newtown.pdf</a>
<a href="#">STAMPED Application.pdf</a>
<a href="#">91 Newtown Legal AD.docx</a>
<a href="#">91 Newtown Legal NOTICE.docx</a>
<a href="#">Terra Friedrichs Resident Comment.pdf</a>
<a href="#">Planning Division Memo - 81 Newtown Road.pdf</a>
<a href="#">Staff Comment - Mostoller.pdf</a>
<a href="#">Staff Comment - Sammit.pdf</a>