



frontage, 13 foot front setback, 12,160 open area square footage, 11 foot side setback, and 18 foot 2 inches side setback. He also stated that the project needs too many variances when there are other alternatives. The task of the Board is to grant minimum variances. The Board then completed the Area Variance Findings as follows:

1. An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties: 5-yes, 0-no
2. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance: 5-yes, 0-no
3. The requested variance is substantial: 5-yes, 0-no.
4. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood: 4-yes, 1-no
5. The alleged difficulty was self-created: 5-yes, 0-no

After taking into consideration the five factors, the Chair asked for a motion on the variance. Mrs. Dayton made a motion to deny the application. Mr. Nebbia seconded the motion and it carried with a unanimous vote.

Mr. Powers asked the Board for feedback for a direction that would be more feasible. The Chair stated that it is not the job of the Board to make suggestions but a possible lot-line adjustment to remove some variances. Mr. Powers stated that a lot-line adjustment would remove about 3 variances. The site is already set to drain and they are only proposing to change the grade. The surface will be stone and not paved.

**New Business:** None

**Next Meeting:** The ZBA will meet on Monday, April 6, 2026 at 6 p.m. at Recreation Park.

**Meeting Adjourned:** With no further business, Ms. Salsbury made a motion to adjourn the meeting. Mrs. Dayton seconded the motion and the Chair adjourned the meeting at 6:17 pm.

Respectfully submitted,

Sharon A. Nebbia  
ZBA Secretary