



## ZONING BOARD OF APPEALS

### Regular Meeting

November 25, 2025, Via Zoom

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## MINUTES

In attendance: Chairwoman Ilene Richardson, Vice Chairman James Low, Members Daniel Gilbert, Jason Bergman, Richard Ruggiero, Alternate Richard Wolf, and Land Use Director Richelle Hodza.

### 1. Call to Order

The meeting was called to order at 7:37pm by Chairwoman Ilene Richardson.

### 2. Public Hearing (Continued from October 28)

*Appeal by One Good Hill LLC and Putnam's Landscaping LLC, both of which Grant Putnam is Member, of an Order to Cease and Desist certain Zoning Violations at 1 Good Hill Road dated 8/13/25 and 8/14/25.*

The Chairwoman, Ms. Richardson, started the meeting with a continued public hearing, prior to the appellant's rebuttal.

#### *Public Comment:*

- Mary Welsh Lehman, 8 River Road – expressed concerns regarding the Google Maps images submitted at the previous meeting, citing observable changes on the property.
- Cathy Thomas, 13 Hidden Hill Road – questioned zoning regulations pertaining to commercial properties and required setbacks.
- Leanne Sherred, 5 Good Hill Road – raised concern about a potential change in business use from retail to commercial contractor supply operations, stating this would be a change in character, not merely intensification.
- Lyn Kimberly, 3 Broad Street – expressed concerns regarding the nature of the property's use and possible impacts on water safety resulting from site operations.
- Russ Caruso, 48 Weston Road – shared concerns about changes in the business's operations over time.

#### *Appellant Response:*

- Attorney Jim Strub, for the appellant, addressed several public concerns and provided historical documentation to support the position that no change to the nonconforming use has occurred.

- Attorney W. Glen Major clarified that Putnam Landscaping’s clients are not commercial entities. The retail business provides retail sales to both landscapers and residents.
- The appellant submitted additional evidence asserting that the current business operations have not altered the long-standing nonconforming use of the property. He also presented a list of rules he is willing to comply with as an act of good faith toward the neighbors and the Town.

Documents presented by the appellant were entered into the record.

After the public comment was concluded, Mr. Gilbert made a motion to close the public hearing; Mr. Low seconded the motion. The motion passed unanimously (5-0).

Chairwoman Richardson stated that discussion and possible deliberation would be held at the next meeting. Due to statutory deadlines, the Board requested a special meeting, which was scheduled for December 23 at 7:30 PM via Zoom.

#### **4. Approval of Minutes of previous meeting October 28, 2025.**

Mr. Gilbert requested that the October 28 minutes be amended to add the word “**not**” to the following sentence from the amended September minutes:

“Board Member Gilbert stated that building a residence on this property, while respecting the 50-ft setback, would *not* allow for safe construction.”

Ms. Richardson moved to approve the minutes as amended. All in favor. Motion carried (5-0).

#### **5. Adjournment**

The meeting adjourned at 10:17pm

*[The next special meeting is December 23, 2025]*