

**ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING**  
**MONDAY, SEPTEMBER 8th, 2025, 7:30 P.M.**  
**ZOOM MEETING PLATFORM (DRAFT)**

Present: Jacqueline Isaacson, Chair; Alan Budkofsky, Seth Pitts, Pansy Archer, Shirley Williams

Absent: Thoman Moore, Mark D. Mitchell, Harvey Frydman

Also Present: Mr. Alex Samalot, Zoning Enforcement Officer; and Rebecca Jones, Recording Secretary.

**I. Call to Order**

Chair Isaacson called the meeting to order at 7:38pm.

**II. Roll Call**

A quorum was established with three regular members and two alternate members. Commissioner Archer was seated as a voting member.

**III. Approval of Minutes**

**a. June 9, 2025**

**It was moved by Commissioner Budkofsky and seconded by Commissioner Archer to approve the June 9, 2025 meeting minutes. The motion passed unanimously by a 5-0-0 vote.**

**IV. Public Hearings**

**a. 9 South Barn Hill Road – Applicant and Owner: Adam Sipperly, for a Variance of the Zoning Regulations Section 3.1.B (Bulk Requirements, Side Yard Setback) to build an addition following the wall of the current residence.**

Property owner Mr. Adam Sipperly was present for discussion. He would like to do an addition along the back of his house to add a bathroom to one of the bedrooms. Chair Isaacson confirmed that the siding and trim will match the rest of the house. Mr. Samalot shared excerpts from his staff report. Most of the homes in this area were developed according to a setback that was later changed. The total variance would amount to three feet. There were no questions from the public or the board.

**It was moved by Commissioner Budkofsky; seconded by Commissioner Williams to approve the request by Adam Sipperly for a Variance of the Zoning Regulations Section 3.1.B (Bulk Requirements, Side Yard Setback) to build an addition following the wall of the current residence at 9 South Barn Hill Road. The motion passed unanimously by a 5-0-0 vote.**

**V. Old Business**

Chair Isaacson requested an update from Ms. Laureano regarding items in litigation.

**VI. New Business**

None.

**VII. Adjournment**

**It was moved by Commissioner Budkofsky, seconded by Commissioner Pitts and voted unanimously to adjourn the meeting at 7:57 p.m.**

**DRAFT**