

ZONING BOARD OF APPEALS MEETING MINUTES -FINAL
WEDNESDAY, JANUARY 28, 2026

MEMBERS' PRESENT:

Phillip Zemke, Chairman

Fred Couse - Absent

Rocco Mancini

Ed O'Connor

Kathryn Osborn

ALSO PRESENT:

ZBA Liaison Clint Bond, Jr.

William Pulver

Chairman Zemke opened the meeting at 7:00 p.m.

Applications: William Pulver- 2014 Route 199- Special Use Permit – Mr. Pulver was present for the special use located at 2014 Route 199 consisting of 1.20 acres. Mr. Pulver would like to put an accessory apartment in his family home that was built back in 1957. Mr. Pulver had an office and turned it into a room/apartment for his daughter, his daughter has moved and he would like to rent out the apartment. No modifications need to be made. He replaced the septic tank approx. 5 years ago and upgraded to a 1000-gallon septic tank. Mr. Pulver needs to give documentation to the ZBA on the septic system. Mr. Pulver has a non-conforming lot and needs an area variance for a non-conforming lot as well. The Application will be amended to include the area variance request. Application was deemed complete for a special permit and variance. Environmental resource mapping does not apply. There is no ground disturbance in this project.

Chairman Zemke made a motion for a public hearing on February 25, 2026, at 7pm seconded by Ms. Osbourn.

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion carried 5-0.

Administrative Items: Chairman Zemke asked for a volunteer board member to meet with Ms. Coons and himself to consider how to improve the ZBA application process and make the forms usable on the Town's website.

Correspondence: Revised ZBA member directory and welcome new ZBA member Ed O'Connor.

Reviewed the 2026 ZBA meeting dates and submissions.

BNR Letter for Turkey Hill Road is being reviewed by the Town's attorney and will be tabled until there is a response.

Approval of Minutes – Mr. Couse made a motion to approve November's minutes seconded by Mr. Mancini.

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion carried 5-0.

Chairman Zemke said that members need 4 hours a year of training and he will distribute webinar invitations as he gets them. Mr. O'Connor needs the ZBA manual, Ms. Coons will have the town clerk print one for him.

Chairman Zemke made a motion to adjourn the meeting seconded by Mr. Mancini

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion carried 5-0.

Meeting adjourned at 7:33 pm.

Next meeting is scheduled for February 25, 2026 at 7pm at the Milan Town Hall.

Respectfully,

Peggy Coons
Zoning Clerk