

## **ZONING BOARD OF ADJUSTMENT**

Minutes of November 13, 2025

Members Present: Waugh (Chair), Green, Safro, Eggleton

At 7:07 Waugh opened the meeting, and the Board resumed deliberations in the following case:

**CASE #34064-Z2025-11: Jeff and Lara Acker, are appealing the decision of the Zoning Administrator that site work on property owned by Christ Redeemer Church at 34 Greensboro Road, Map 25, Lot 16 was permitted under Town regulations.**

Following discussion, Green moved and Eggleton seconded a motion to affirm in part and to reverse and remand in part the Zoning Administrator's decision. All voted in favor.

At 7:40 the Board reviewed and discussed the Motion for Rehearing in the following case:

**CASE #34064-Z2025-12: The Jamal Sabky Trust is appealing the administrative decision of the Planning Board approving a subdivision of an abutting property at 325 Dogford Road, Map 9, Lot 33 on the grounds that the associated drainage plan violated Section 1103.4 of the Zoning Ordinance by changing drainage volumes to the wetlands on the appellant's property.**

Following discussion of the issues raised in the Motion, Waugh moved and Green seconded a motion to deny the rehearing.

At 7:55 Waugh resumed deliberations in:

**CASE #2903-Z2025-13, 14: Frank J. Barrett, Jr., Agent for the Baughman Trust, property owners of record, is requesting a Variance under Article V, Section 507 to allow creation of a lot smaller than required by the Ordinance, and a Wetlands Special Exception under Article XI, Section 1103 for a new driveway in a wetland and wetland buffer, both at 60 Etna Road, Tax Map 29, Lot 3 in the SR-2 and RR zoning districts.**

On 11/3/25, after preliminary deliberations on the case, the Board had voted to deny the variance requested and to continue deliberations on the wetlands special exception pending receipt of a written functional assessment by the Applicant's wetlands scientist. After reviewing the assessment that had been submitted by the applicant, Waugh moved and Green seconded a motion to approve the special exception.

**Minutes:** The Board approved the minutes of 10/13/25 and 10/23/25.

**Adjournment:** The Board adjourned at 8:07 P.M.

Respectfully Submitted,

Bruce Simpson