

Zoning Board of Appeals Meeting Minutes
October 9, 2025
55 Main Rd. Colrain, MA 01340

- Present: John Peters, Lee Denison, Mark Thibodeau, Alec Jillson, Jim Ryan, Matt Lovett.
- Others Present: Alice Wozniak, Clerical Assistant; Neil Stetson, applicant; Mike Slowinski, resident.
- Call to Order: The meeting was called to order at 6:00PM.
Mark will chair the meeting but not vote. Matt Lovett will act as 5th voting member.
- Hearing: The hearing was opened at 6:01PM.
Neil Stetson, Trustee, presented plans to construct a garage on the back side of his house so that he and his wife can age in place. The garage would be within 5' of the back setback which is a stone wall. The abutter, Doug Donelson sent a letter of support, and it was noted that the land behind is not developable. Mike Slowinski spoke in favor of it. No opposition.
The hearing was closed at 6:10PM.
- Vote: To approve the rear setback Variance for Stetson Investment Trust at 295 Main Rd. [Map 106, Lot 3].
Marshall "Lee" Denison-aye
Matthew Lovett-aye
John Peters, Sr.-aye
Alec Jillson-aye
James Ryan III-aye
Passed unanimously 5-0**
- Dimensional Schedule: Mark opened a discussion that the majority of our Variances are due to setbacks, mostly from the sidelines. Also, while Colrain only requires 1.5 acres to develop, the 300 feet of frontage seems excessive with the topography of the town. The East and West branches of the North River merge into the North River affecting large areas of town which require conservation setbacks; lots of hills and mountainous terrain eliminate the areas that can be developed so what can be developed is very limited. The board in its entirety would like the Planning Board to review the Zoning Bylaw Dimensional Schedule and see if it's still appropriate for Colrain or should changes be made. Alice will send their request to the Planning Board.
- Minutes: **Lee Denison moved to approve the Minutes of May 5th as written. Matt Lovett seconded. Passed unanimously.**
- Mark Thibodeau made a motion to adjourn, Lee Denison seconded. Passed unanimously.
Adjourned at 6:33PM.**