

Zoning Board of Appeals Minutes

May 27, 2026

55 Main Rd. Colrain, MA 01340

Present: Mark Thibodeau, Marshall “Lee” Denison, Alec Jillson, James Ryan and Matthew Lovett, alternate.

Others Present: Alice Wozniak, Clerical Assistant; Catherine Korby; Nathan Gilbert; Sue Walsh & Greg Olchowski.

Call to Order: The meeting was called to order at 5:30PM.

Hearing: The hearing was opened at 5:30 PM.
Catherine explained that she had trouble with 2 solar contractors and exceeded the one-year timeframe to start the project so she’s back to reapply for the same Variance that she was issued in 2024. She is looking to put the array within 10’ of the sideline setback. The adjacent land is owned by her parents, the Shuipis’s and they have no issues with encroachment. None of the abutters were present or sent letters of concern. The height of the array is about 8 feet.

Vote: **To approve the Variance for Catherine Korby at 20 Stetson Bros. Rd. [Map 405, Lot 7] without conditions.**
Mark Thibodeau-aye
Marshall “Lee” Denison-aye
Alec Jillson-aye
James Ryan-aye
Matt Lovett-aye

Hearing: The hearing was opened at 5:45 PM.
Nate presented his request to continue to operate a shop on his property at 92 East Colrain Rd. [Map 421, Lot 39.13]. Sue Walsh and Greg Olchowski both spoke in favor of the permit, stating that he has followed all of the conditions set forth in the original permit issued in 2023. A letter from Sandy Skura also noted what an asset Nate is to the area. Days and hours of operation were discussed as being the same as on the original permit but to extend the number of years that the permit is good for.
The hearing was closed at 5:58PM.

Vote: **To approve the Special Permit for Nathan Gilbert at 92 East Colrain Rd. [Map 421, Lot 39.13] with day and hours of operation conditions. See Notice of Decision on file with the Town Clerk for approved conditions.**
Mark Thibodeau-aye
Marshall “Lee” Denison-aye
Alec Jillson-aye
James Ryan-aye
Matt Lovett-aye

Minutes: **Mark Thibodeau moved to approve the Minutes of March 19, 2026 as written. Lee Denison seconded. Passed unanimously.**

Adjourned at 6:11PM.