

November 11, 2025 Meeting Minutes



Date

11 Nov 2025



Zoning Board Members

Present

- Thomas Alvarez (Zoning Board Chair)
- Sarah Price
- Bradley Papp
- Kyle Nilan (Zoning Board Secretary)
- Andrew Howard (Zoning Board Attorney)
- David Kimball

Absent

- Jason Munz (Deputy Zoning Board Chair)
- Charles Dickens



Participants

- Craig Doyle, representative for Thomas Browne



Correspondence

- None



Applications

- None



Public Hearing

- ZB-39 - Area Variance [Thomas Browne]

Area Variance application for fence variance to increase height of fence from 4' to 6' in the front yard, per §4.13.2 of the town zoning code at 223 Wire Road, 149.-1-89.



Old Business

- None



New Business

- None



Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Reading of the July meeting minutes by Kyle Nilan. Motion to accept the minutes was made by David Kimball, seconded by Sarah Price. All in favor; motion approved.
- Thomas Alvarez opened the meeting to at 19:02.
- A motion to open the public hearing was made by Sarah Price, seconded by David Kimball. All in favor; motion approved.
- Craig Doyle introduced himself as the representative for the project at 223 Wire Road.
- The project is a historical renovation with no planned additional changes to the property.
- A lot of people will be present on the property throughout the project. They will be using the side parcel as parking and a staging area for materials and machinery etc. There may be 20 to 30 cars onsite at any given time as well as cranes at certain times.
- The workers do not plan to use the main house driveway during construction. Access will be on the adjacent parcel at 229 Wire Road, also Thomas Browne's property.
- Craig Doyle said the goal is to make it not unattractive.
- The proposed fence will be a standard construction grade chain link fence, fabric backed, and will be there for two years.
- Thomas Browne, the homeowner also owns parcels across street, so no neighbors there will be effected.
- There are no plans to put fencing along the sides of the property.
- Thomas Alvarez asked if there was a residence on the parcel next door. Craig Doyle said no, it had been removed.
- The fence will be 20 feet back from Wire Road.
- David Kimball asked if the driveway to the side parcel will be where the previous driveway was. Craig Doyle said no, there's already a newly built, permitted driveway on the property.
- Neighbors Andrew Wortzel and Judy Garnar Wortzel said the proposed fence seems reasonable. They were concerned of the potential for a side fence moving to the back of the property that might obstruct wildlife, which there will not be. They are happy to see the house being renovated and only ask that the fence be maintained.
- A motion to close the public hearing by Bradley Papp, seconded by David Kimball. All in favor; motion approved.

- Andrew Howard handed out copies of the resolution and it was explained to the board and public.
- A motion to vote on the resolution was made by Sarah Price, seconded by Bradley Papp. All in favor, motion approved.

Vote as follows:	
Thomas Alvarez	Aye
Jason Munz	Absent
Charles Dickens	Absent
Sarah Price	Aye
David Kimball	Aye
Bradley Papp	Aye

- A motion to accept the variance was made by David Kimball, seconded by Bradley Papp. All in favor; motion approved.
- There being no further business, a motion to adjourn was made by Bradley Papp, seconded by Sarah Price.
- Next scheduled meeting will be held December 9, 2025.
- Meeting closed at 19:21

Respectfully submitted,

Kyle Nilan
Secretary Livingston Planning Board