



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
August 4, 2025
6:30 PM

A. INTRODUCTION OF BOARD MEMBERS

B. MINUTES OF THE PREVIOUS MEETING - July 7, 2025

C. UNFINISHED BUSINESS

HEARINGS:

- **ZBA-2025-07:** Petitioner, Kevin Borella, of Colonial Theater, requests a Variance, for property located at 95 Main St., Tax Map # 575-008-000-000 and is in the Downtown Core District. The Petitioner is requesting a Variance to permit an electronically activated changeable copy sign per Article 10.3 of the Zoning Regulations.
- **ZBA-2025-08:** Petitioner, Michael Pappas, of 147-151 Main Street, LLC, represented by Timothy Sampson, of Sampson Architects, requests an Extension, for property located at 147 Main St., Tax Map # 584-060-000-000 and is in the Downtown Core District. The Petitioner is requesting an extension for a Special Exception granted on August 7, 2023, per Article 26.6.9 of the Zoning Regulations.
- **WITHDRAWN - ZBA-2025-09:** Petitioner, Jared Goodell, of Emerald Development, LLC, requests an Expansion of a Non-Conforming Use, for property located at 160 Emerald St., Tax Map # 583-034-000-000 and is in the Downtown Growth District. The Petitioner is requesting an Expansion of a Non-Conforming Use to increase square footage for the current casino use within the existing Silk Mill building.

D. NEW BUSINESS:

E. STAFF UPDATES

1. Master Plan
2. Annual City Council Report

F. COMMUNICATIONS AND MISCELLANEOUS:

G. NON-PUBLIC SESSION (If required)

H. ADJOURNMENT