

Meeting minutes Town of Springfield ZBA
September 15, 2026

The meeting was called to order at 6:34 pm. Chair Fischer took roll call. Present were ZBA members Lorie Sharp, Mary Clarke, Tara Sumner, Gaylord Dillingham and Barbara Fischer. Also present was Henry Miller, Zoning Enforcement Officer.

Fischer distributed the draft meeting minutes from September 1st for review and approval. Sharp noted a correction to be made to her name. Dillingham made a motion to approve, Clarke seconded the motion. All votes aye, minutes approved.

Fischer updated the ZBA on the status of the Phillips dock application. The Town attorney has his team reviewing it for proper public hearing notification, and other procedural concerns. Miller asked if there would be an issue with the timing of the ZBA hearing, and Fischer stated she did not believe that would be a factor because the request for a new ZBA hearing would have to start over with all procedures addressed.

Fischer then recapped the Paula Carius fence matter which had been tabled from the September 1 meeting pending advisement from legal counsel. The application for a hearing requested a variance from the ZBA to address a 5 foot setback requirement. However, some time in between posting the public notice of the meeting and the date of the hearing, Miller determined that the fence is a perimeter fence which does not require a setback from the property line. This still leaves unresolved the matter of Carius neglecting to get a building permit or approval to build from the Springfield Planning Board prior to installing the fence. However, the ZBA, as an appellate body, can only act when there is a request for some relief from the ZEO's order or interpretation of the zoning. Since Carius no longer needed to ask for relief, there was nothing the ZBA would be able to vote on. Susan Goettel, the next door neighbor to Carius, was in attendance, and attempted to present her concerns, but Fischer explained to her that she had the option of filing her own request for a ZBA hearing to review the matter, that a draft neighbor application form had been created and would be sent to her, however the ZBA was not hearing or voting on the Carius application since there was no relief sought from the homeowner at this meeting. Goettel indicated that she would ask for her own ZBA review.

The application from property owner Judy Cauwenberghs, 651 Co Hwy 30, Tax parcel #17.00-1-16.22 requesting an area variance of 10' was reviewed. Cauwenberghs is building a home on the foundation of a former structure, and in order to fit it on the lot, she is requesting a variance of 10 feet, reducing the required zoning setback from 30' to 20' on the south side of the lot. Miller commented that the lot is surrounded by working farm land and there is a row of pine trees between the lot line and the proposed project. Dillingham asked to see the map and materials with the proposed project, and this was also shared with other ZBA members. Dillingham made a motion to approve the requested area variance of 10' under the condition that the project not extend beyond that point. Fischer seconded the motion. All votes aye, motion carried.

Paula Carius joined the meeting just prior to 7 pm, so Fischer recapped the dismissal of her application on the grounds that the ZBA had no authority to vote based on the ZEO's new determination that the fence is a perimeter fence.

There was no additional old business to discuss since the Phillips application had been recapped at the start of the meeting.

Fischer brought fellow Board members up to date on her resignation from the ZBA which will be effective on December 31, 2026, and her desire to hold a training for the ZBA the following

week. The date of September 22 at 6:30 pm was set for the training, which will not need a public hearing notice since no ZBA matters will be discussed.

The meeting was adjourned at 7:15 pm