

TOWN OF STAMFORD
ZONING BOARD OF ADJUSTMENT MEETING
October 19, 2026
(UNAPPROVED)

Present: Board Members: Jean E. Kurpiel, Chair, Sheila G. Lawrence, Sheila Pecor, Theodore N. Dobbert, and David Saldo.
Angela Trudeau, alternate, was not present.

Visitors: Debra Burchard, Jedidiah Gramlin, Lisa Gramlin, Aaron Malachuk, Kristen Malachuk, Diane Saldo, and Christopher Vadnais.
Lori Shepard, Clerk.

Jean Kurpiel called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

The board entertained discussion on ZBA Permit #256 (Building or Conditional Use permit application #2027-17) from UNC Foundation, owner of 818 Main Road in Stamford. Aaron and Kristen Malachuk intend to purchase the property and submitted a letter signed by Dr. Stephanie Shelburne of UNC Foundation to speak on her behalf. Aaron Malachuk would like to have a hair salon business on the property and is seeking conditional use approval.

Aaron Malachuk explained that the hair stylist, Debra Jean, has operated a hair salon for over thirty years. She started in Readsboro and moved to North Adams. She services many community members already and he feels it would be a great addition to the town. She will be open three days per week from 11 a.m. to 8 p.m. She has obtained licensing through the State of Vermont at the Stamford location. Aaron Malachuk explained that there are state health requirements and he has worked with the state who will do an inspection and the proper licensing has been obtained.

Dave Saldo asked Deb Burchard why she, as Zoning Administrator, denied the original permit. Deb Burchard stated that when UNC Foundation, a not-for-profit company, purchased the property, a permit was not necessary as the use remained a charitable organization. A conditional use approval is now required to change the property to a business in a residential district and she is unable to approve that; it requires ZBA approval.

Renovations have been made interiorly and Dave Saldo would have liked to have seen what has been done. Since there have not been renovations to the footprint of the building, a building permit is not required. Aaron Malachuk stated that a wall was added inside.

Dave Saldo felt the hair stylist should be present to answer questions such as how she will be handling the hair coloring waste. Aaron Malachuk responded that the state dictates how that is to be handled and she will dispose of the waste as the state requires. Aaron Malachuk did not feel her presence was necessary because she does not own the building.

Dave Saldo asked if she will be claiming residency there and Aaron Malachuk responded that Debra Jean will only be running the salon, not living there. Dave Saldo pointed out that the permit application requests a multi-use building: residential/hair salon. Dave Saldo remained concerned about the colorant waste entering the septic system and noted that abutters on either side may have shallow wells. Aaron Malachuk stated that there has been a new septic system installed at the property. State law requires a minimum of 170 gallons/day and the septic system is rated at 200 gallons/day. Dave Saldo asked again whether this would be residential or business and Aaron Malachuk responded this

would be business only, not residential. Aaron Malachuk indicated that the well has been tested and treated and legally, they will need to have the water tested regularly.

Aaron Malachuk provided a copy of the hair stylist's business license. Sheila Pecor asked if she has the appropriate Safety Data Sheets. Aaron Malachuk responded that they will be displayed in her mixing room. He stated that she has whatever the state requires her to have. Dave Saldo was not satisfied with the paperwork and felt the hairdresser should be present to answer his questions.

Jean Kurpiel said she can't imagine this business would have a negative impact on our community. The town has had hairdressers in the past, and it won't impact our resources. Jed Gramlin asked if the whole point of this meeting was to discuss approval of a conditional use for the property. Dave Saldo mentioned the application request for residential/hair salon once more. Aaron Malachuk said he filled the application out that way in case he wants to use the building as a residence also.

Aaron Malachuk asked which Stamford Zoning By-laws would prohibit him from having a hair salon in the building. He feels that is the job of the Zoning Board of Adjustment, to know the Stamford By-laws. Dave Saldo began to read Section 4.2 Permitted Uses – Site Plan Review Required. He asked if a site plan was completed. No, a site plan review has not been done. Dave Saldo stated that a site plan review by the Planning Commission should take place and the ZBA would not be able to make a decision until that was completed. Aaron Malachuk said under conditional use in a residential district, he doesn't need a site plan. Aaron Malachuk felt he has met all of the conditions required in the By-laws and was very frustrated with the arguing back and forth. Jean Kurpiel felt they had reached a stalemate and couldn't tolerate any more. She asked if a board member was ready to make a motion.

MOTION by Dave Saldo to table discussion until the board can get more information. SECONDED by Sheila Pecor. 3 in favor (Dave Saldo, Sheila Pecor, and Sheila Lawrence), 2 opposed (Jean Kurpiel and Ted Dobbert). Motion APPROVED.

Jean Kurpiel stated that she could not recall Dave Saldo ever denying a permit before, but she feels he has become an obstructionist. Ted Dobbert stood up to leave in frustration and resign from the board, but was asked to stay.

Kristen Malachuk asked what particular information Dave Saldo was looking for but Dave Saldo did not have an answer for her. Dave Saldo made a motion to adjourn the meeting but there was so much commotion it was not heard nor seconded. Without a second, the motion failed. Kristen Malachuk asked how she could possibly jump through the hoop when the hoop is a moving target. Both the Malachuks and the stylist, have invested time and money into something that will benefit the community and Aaron Malachuk expressed great frustration. Aaron Malachuk wished that Dave Saldo would have conveyed his questions ahead of time so they could have come to the meeting prepared. Dave Saldo stated that he can't have ex-parte communications outside of a meeting.

Sheila Pecor said she does not object to a beauty salon in town, she just wants to see the health plan. She would also like to go and see the building interior. Aaron Malachuk felt the board was asking for information that has nothing to do with their approval of a conditional use for a business on the property. Dave Saldo said he has no issue with having a hair salon business there. Dave Saldo said he is looking for answers that he is not getting tonight. Sheila Lawrence stated that she was surprised that a stylist who wants to run a business in town wouldn't be at the meeting tonight. Aaron Malachuk said he asked her not to attend the meeting. He said he has met all the conditions and by putting this off to another meeting, the board is only opening itself up for a law suit.

CJ Vadnais expressed embarrassment for the disrespect and the way that our town residents have been treated.

Aaron Malachuk said the stylist has done this her whole life and she knows what licensing she needs and what she has to do. Dave Saldo felt he would be remiss if he didn't ask all the tough questions. He just wants to make sure everything is right. He again indicated that a site plan was required. Aaron Malachuk said there is no change to the footprint and no site plan is required. Dave Saldo said he would go back and read the By-laws carefully and work to get this done because he's not against having a salon in town.

Aaron Malachuk was concerned that the board has focused mainly on the state's responsibilities and not on the town's responsibilities, which is not the job of this board. He feels this meeting has been an utter embarrassment for the town and intends to bring it to the Select Board and ask them to remove Dave Saldo from the ZBA.

Discussion ensued again about the site plan and Lisa Gramlin, Chair of the Planning Commission, said that a site plan review was not needed. Jean Kurpiel reminded the board that this is only a one-chair beauty salon.

Sheila Lawrence recalled that even if the Zoning Board approved the conditional use request tonight, there is a 15 day appeal process. Perhaps the board could approve the request and then the Malachuks could provide the information so that Dave Saldo will be comfortable. Dave Saldo said once the approval is granted, the information is no longer necessary. Sheila Lawrence was ready to make the motion, but it was decided that the last motion to table discussion needed to be retracted.

MOTION by Sheila Lawrence to remove the table. SECONDED by Ted Dobbert. 4 in favor (Jean Kurpiel, Ted Dobbert, Sheila Lawrence, and Sheila Pecor), 1 opposed (Dave Saldo). Motion APPROVED.

MOTION by Sheila Lawrence to grant conditional use approval, acknowledging the 15 day appeal period and reminding the appellants that they can't do anything for 15 days until the approval is effective. SECONDED by Ted Dobbert. 4 in favor (Jean Kurpiel, Ted Dobbert, Sheila Lawrence, and Sheila Pecor), 1 opposed (Dave Saldo). Motion APPROVED.

MINUTES

The minutes from prior meetings will be approved at the next meeting.

MOTION by Ted Dobbert to adjourn. SECONDED by Sheila Lawrence. All in favor. Motion APPROVED. The meeting ended at 7:05 p.m.

Ted Dobbert again reiterated that he was resigning from the Zoning Board of Adjustment.

Respectfully submitted by

Lori A. Shepard
Clerk

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