

Board of Zoning Appeals – Hearing Room, Municipal Building 54 Hill Street, Shelton, CT. Tuesday, April 19, 2016 at 7:30 PM

- #0116-01 737 Bridgeport Avenue, Perry Pettas of 100 Parrott Drive, Shelton, CT
- #0216-01 247 Grove Street, Robert Hinman c/o Attorney D. Thomas of 315 Main Street, Derby, CT
- #0316-01 181 Meadow Street, Paula Anthony of 181 Meadow Street, Shelton, CT
- #0316-02 104 Perry Hill Road, George Sheehy of 258 Thompson Street, Shelton, CT
- #0316-03 107 Mohegan Road, Perrira Engineering LLC of One Enterprise Drive, Suite 312, Shelton, CT
- #0316-02 243 Huntington Street – Proposed Lot 1, Thomas Bombero and Elaine Bombero, Trustee c/o of Attorney D. Thomas of 315 Main Street, Derby, CT
- #0316-05 243 Huntington Street – Proposed Lot 2, Thomas Bombero and Elaine Bombero, Trustee c/o of Attorney D. Thomas of 315 Main Street, Derby, CT

Commissioner Conklin	Good Evening Ladies and Gentlemen. Welcome to the April meeting of the Zoning Board of Appeals. We meet monthly to consider variances on zoning regulations and appeals on zoning department decisions and actions. When your application is called, please come up to the table and give your name and address. To start the hearing our regulations require that you have a placard at your property, that you provide four pictures including one of the placard and that the receipts indicate that you notified your abutting neighbors ten days in advance of the hearing tonight. If you don't have these we will reschedule the hearing for the next meeting. When you come in front of this board you are giving testimony. This is a hearing. If the decision made by this board at the end of the hearing is appealed and taken to the next level, it is the recorded testimony that is presented and not any member of this board. Our minutes are transcribed verbatim. The two recorders up here on the table can only record one speaker at a time. The conversation at all times is between you who have the floor and a member of the board. Also please turn off all your cell phones and any conversations please take them out into the hallway. Present tonight are Commissioner James Oraziotti, Clerk is Sue Pulos, myself Ed Conklin, to my right is Commissioner Phillip Jones, to his right is Commissioner Phil Cavallaro, and to his right is Commissioner Bryan Vasser. For the record, James Oraziotti is going to be sitting in for Commissioner Linda Adanti.
Commissioner Jones	Thank you Ed - TO WHOM IT MAY CONCERN: The following having applied to the Shelton Board of Zoning Appeals for certificate of approval, public hearing on such applications will be held on April 19, 2016 at 7:30 p.m., in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT: Number 1 - #0116-01 737 Bridgeport Avenue, Perry Pettas of 100 Parrott Drive, Shelton, CT for a waiver to Schedule B, Standards Line #9 under CB-1 by varying the minimum setback from the right side yard setback from 20 feet to 18 feet to allow for an extension of the bathroom area in an existing diner.
Commissioner Conklin	Please come up to the table. – Have a seat and relax.
Perry Pettas	Perry Pettas
Commissioner Conklin	Ok – please speak up for the record please.
Perry Pettas	Yeah – my name is Petty Pettas – I'm the owner of the Plaza
Damian Anastasia	Damian Anastasia – do you want our address of the business
Commissioner Conklin	Yes please
Damian Anastasia	737 Bridgeport Avenue Shelton
Commissioner Conklin	Please tell us what you are trying to do.
Damian Anastasia	We are going to enlarge the bathroom by two and a half feet
Commissioner Conklin	Do you have your pictures
Damian Anastasia	This is what we mailed out to all the adjoining neighbors – and the placard
Perry Pettas	We want to do the whole diner but the bathroom is the one we needed this for
Damian Anastasia	So the bathroom is going to come out two and a half feet – just so we can accommodate new handicap regulations for we have the 50 inch radius for the handicapped stall. Right now we don't have that – cause when we built in 97, the regulation was just the wheelchair had to come in and go right up to the commode. So now things have changed so we have to bring it up to date.
Commissioner Conklin	You've actually blown up the side of the wall, expanded the bathroom area
Damian Anastasia	Yeah
Commissioner Conklin	And obviously the only place you can put it is where the bathroom is
Damian Anastasia	Yes
	Yes
Damian Anastasia	And it's just going to go out where the bathrooms are
Commissioner Conklin	Ok
Damian Anastasia	So it's not the who length of the building – it just kind of juts out
Commissioner Conklin	Ok

	Multiple voices – unable to distinguish
Commissioner Cavallaro	Does the property go up a grade
Damian Anastasia	No it's flat
Commissioner Cavallaro	Flat – that's fine
Commissioner Conklin	Ok
	Multiple voices - unable to distinguish
Commissioner Conklin	It's back here – this is the piece
Damian Anastasia	Men's room – ladies room – and that's the property line
Commissioner Cavallaro	And this is where UI is - here
Commissioner Conklin	And they are all raised above you aren't they
Damian Anastasia	Some of it is flat
Commissioner Conklin	No I mean the UI building – they're raised up
	Multiple voices - unable to distinguish
Damian Anastasia	Some of their property s down to our grade
	Ok – any other questions from the board
Commissioner Oraziotti	No I'm ok
Commissioner Conklin	Alright – any other questions - ok
Commissioner Conklin	Any one in favor of this proposal – anyone opposed – ok declare the hearing closed – thank you
Commissioner Jones	Number 2 #0216-01 247 Grove Street, Robert Hinman c/o Attorney Dominick Thomas of 315 Main Street, Derby, CT for a waiver to Section 5.25, Schedule B, Line 1a to reduce the contiguous buildable area from 12,000 square feet to 8,675 square feet for a building lot for a single family home.
Attorney Thomas	Thank you. Attorney Dominick Thomas of Cohen and Thomas, 315 Main Street, Derby CT representing the applicant – here are the notices – Mr. Hinman is here with me and a series of two sided large photographs – you'll see the one with the placard – I posted it twice – the one with the placard apparently didn't come out right – I submitted it with all the rest. - we posted it for the March meeting and for this meeting.
Chairman Conklin	Tell us what you're trying to do and why you can't make the regulations
Attorney Thomas	This is a proposal for a lot – it's a relatively level and flat area – that extends back here and then drops down and then is level back here – this area that is in grey – under the regulation – has to be subtracted from the size of the lot which more than meets the zoning requirements – so the continuous building area – is – we're asking for a variance because – the hardship is if he variance isn't granted – basically this property – this lot is confiscated – I will tell you what happened is Mr. Hinman
Chairman Conklin	Does the square area come under the steep slope regulations?
Robert Hinman	Yes
Attorney Thomas	This property was – prior to this point – my client who owns all of this property - the lots were odd shaped – so he went to Planning and Zoning and redefined both of these lots so that they were conforming lots and not with these extra horseshoe ownership – the way the lot swung around – and he made those two lots conforming – this was a remaining piece adjacent to his existing house and the intent was to come back in – obviously these have pre-existing houses on them - with a proposed lot when the surveyors went out there they- the slopes were too steep for the regulation and if they're applied literally to the property – the lot would be confiscated – and in accordance with the regulations would be a hardship.
Chairman Conklin	Was this in front of us for zoning issues before
Attorney Thomas	No – not that I'm aware
Robert Hinman	Um
Chairman Conklin	Some part of this property
Robert Hinman	Yes
Chairman Conklin	At this end - was in front of us about a year ago
Robert Hinman	It was – I had survey done at that point in time
Chairman Conklin	So there are variances in this property
Robert Hinman	This back here was reattached at 241 – it sort of swung around this way
Chairman Conklin	Right
Robert Hinman	And what I did was I had it resurveyed so that all the property lines could go back to the original line back here but make
Chairman Conklin	I remember straightening out the lines
Robert Hinman	Right
Chairman Conklin	Now that I also look at this plan, I said this looks very familiar and there are some variances on this property that are existing
Robert Hinman	Right
Attorney Thomas	The only thing I would – I am not aware – because I didn't represent him – the only thing possibly would be that 10.9

	to the my right – your left of 243
Chairman Conklin	It had something to do with this line between these two houses
Attorney Thomas	Well there is no house here
Chairman Conklin	I know that but the property – it had something to do with this line too
Attorney Thomas	Uh well here is
Chairman Conklin	This did not meet set back regulations if I remember right now – if I remember correctly
Attorney Thomas	Maybe I can shed some light on it. This is a map of what the property looked like
	Multiple voices – unclear
Attorney Thomas	Prior to the
Chairman Conklin	We were moving this lot line which made it non-conforming to this house if I remember it right – whoever surveyed this a this time should have notified us that these were steep slopes
Attorney Thomas	Well no because I don't think – background noises muffles voice – that these lots were created here – this one here was – if you look at the
	Multiple voices – unclear
Chairman Conklin	That would have been the issue of how these lots were created – if we knew this – it would not
Attorney Thomas	Well the set back
Chairman Conklin	So this hardship has been
Attorney Thomas	The setback requirements are from the side lines are 15 feet so this lot was non-conforming – when they divided it – they made it conforming at this is existing – as you can see this is existing – they made this conforming as to that when they redesigned it so they – when they did it they did it to make it a more conforming – this can't be – there can't be a variance here – this is substantially more than 15 feet.
	Multiple voices – unclear
Chairman Conklin	Is this how this house actually looks
Robert Hinman	Yes
Chairman Conklin	Is there an addition over here
Robert Hinman	Uh no
Unidentified voice	Yes
Attorney Thomas	I think the addition you may be looking at
	Multiple voices – unclear
Attorney Thomas	Yeah I think the addition you may be thinking
Unidentified voice	Is this an addition
Commissioner Cavallaro	Which of these is new
	Multiple voices – unclear
Robert Hinman	This is my home and its newer but it was built back in the 60's
Attorney Thomas	Alright but there is no variance here
Robert Hinman	No
Attorney Thomas	To the lot line – this is the lot line – the dotted line here
Chairman Conklin	That was the existing line
	Multiple voices – unclear
Attorney Thomas	Right and that doesn't create any issues – it's 20.7 feet – so there is no – again I wasn't part of that so all I'm saying is that this was actually made - this was more conforming to the lot which was a non-conforming lot and there a non-conforming structure to the setbacks – so that was made more conforming – that was made more conforming and by adjusting the lot line - the lot in the middle was made conforming with the exception of slopes. Which would confiscate the lot – I am not aware – I'm trying to this of – I can't imagine what other variance there would have been because looking at these two maps – this was actually made more conforming.
	Unclear voice
Attorney Thomas	No but this looks like – you're right – it's possible – it could have been that – because this looks like – it's pretty much the same distance from the front
Robert Hinman	Yeah this line was changed other than – voice fades – to bring it all the way back
Unidentified voice	I remember Ricks comment at the time was uh – it looks like what you're doing is cleaning it up – you know and getting rid of
Chairman Conklin	That's true in getting square lot lines but creating another lot – that's not conforming
Attorney Thomas	Well there is no way to make that lot – when you look at the way the property broke out – there's no way to – what they did was they added property – to make it conforming in every way – except for the slopes – so the slopes confiscate that lot – there was no – none of this – none of what they did here to straighten it out in any way impacted this lot
Chairman Conklin	There are three houses on three lots here – and we made a fourth lot that was supposed to be a completely conforming lot – come to find out it's not a completely conforming lot because we weren't given all the information
Attorney Thomas	Ok I'm not aware of what happened as to what – what happened on the variance end and I'm having a little bit of a difficulty because this property here the way it was shaped this was all different land – this was all raw land and everything with a lot here and this weird shaped lot here so all they did was looking at – when you look at the two maps all they did was straighten out lot lines to make this lot conforming because it was clearly non-conforming – this lot is conforming – with respect to – except for probably for the front set back – this was a pre-existing house which pre-existed - leaving this property here in between the two - which they adjusted the lot line – this is conforming – this lot is substantially conforming in raw size but the only thing missing is because of this steep slope requirement – it becomes non-conforming so you would in effect confiscate that lot with the regulation were applied to it exactly.
Commissioner	It there a tax bill on this lot right now

Cavallaro	
Attorney Thomas	No that's what were – he was going to do it at the time this was straightened out but – when he did the straightening out – this was already done and recorded – these two lots
Commissioner Cavallaro	So what was this a part of then
	Multiple voices
Commissioner Cavallaro	So as of today it's part of that
Attorney Thomas	No
Commissioner Cavallaro	Ok
Attorney Thomas	As of today this has already been done
Commissioner Cavallaro	But this is not being taxed
Attorney Thomas	Not - it's being taxed as part of
Commissioner Cavallaro	Excess Property – to this
Attorney Thomas	I would assume so
	Multiple voices
Commissioner Cavallaro	So this is the new line now
Attorney Thomas	That's the new line – this is the dotted line is this line
Commissioner Cavallaro	So this wasn't in play back then
Attorney Thomas	Not
Commissioner Cavallaro	Because it was part of this
Attorney Thomas	I'm just not aware of what they were – what they were coming to ZBA for at that time because
Chairman Conklin	So we need to pull the files I think on this
Commissioner Cavallaro	And see what's going on
Chairman Conklin	Find out what was previously
Commissioner Cavallaro	It looks familiar - I can't swear to it but it does look familiar – and I think it is because this was all by itself. Remember something going on
Chairman Conklin	I remember something to do with the deck
Attorney Thomas	It's possible – I don't have the ruler and I'm just looking here
Commissioner Cavallaro	Well here its marked 10 9
Chairman Conklin	It's marked 10 9
Commissioner Cavallaro	It's even less up here
Attorney Thomas	I'm just looking at the
Commissioner Cavallaro	The way this line is – that would enable the variance
	Multiple voices - unclear
Attorney Thomas	I'm just looking at the lot line coming up to – I'm trying to find the pin
Commissioner Cavallaro	It's the same 18.9 from the pin
Chairman Conklin	18.9 from the pin
Commissioner Cavallaro	Yeah so it looks like that the lot line is in the exact same location
Attorney Thomas	Right because that is where the variance is
	Multiple voices
Attorney Thomas	Well it would not have needed a variance – this is the point – it would have really – somebody may have told them to come here – they wouldn't have needed a variance because it's a pre-existing – it predated - this lot line wasn't changed
Chairman Conklin	It changed the lot. So you altered the lot so the lot itself -
	Multiple voices
Chairman Conklin	He enlarged the lot - he changed the whole lot shape
Attorney Thomas	Right but
Chairman Conklin	He's uh
Attorney Thomas	He made that more conforming – what I'm saying is its very often someone may have said you need to go to ZBA – in reality – no – he would not have needed to go because all he did was make the lot larger – so there was no variance because this didn't move – this stayed the same – it's a pre-existing, non-conformity even though he expanded the size of the lot to make the whole lot more conforming. – but I don't know the answer to that without seeing the file if he was told to come before you – how long ago was it -
Commissioner Cavallaro	Oh it was last year

	Multiple voices
Chairman Conklin	Well that's the date on this map is 2014
Commissioner Cavallaro	Well this is what they went with so
	Multiple voices
Attorney Thomas	It's possible
Chairman Conklin	We need to pull
	Multiple voices
Attorney Thomas	That could have been there is no measurement on there – so I don't know – there is another map
Commissioner Vasser	Well this is 10 9 that's gotta be you know
Commissioner Cavallaro	Well look where this was – it's right on the line -
Commissioner Vasser	So this one became conforming by making this non-conforming
Attorney Thomas	Oh here we go – hold on –
	Background noise – unable to distinguish voices
Attorney Thomas	It's 5 feet and I don't think – I don't have the regulation with me but I'm not sure
	Multiple voices
Attorney Thomas	For this house
Commissioner Cavallaro	Yeah
Robert Hinman	No no it was not
Attorney Thomas	No
Commissioner Cavallaro	What's the dotted line here
Robert Hinman	This is 243 w so this is the garage right here
Commissioner Cavallaro	Right
Robert Hinman	And this is the stand alone garage for 248
Commissioner Cavallaro	But this is the driveway
Robert Hinman	Yeah – this driveway is wider now so that this house and this house share
	Multiple voices
Commissioner Conklin	We have to find the
Commissioner Cavallaro	Well I don't know because if this line is here
Attorney Thomas	No that line was there
	Multiple voices
Attorney Thomas	I'm not sure what the accessory building set back is – you know for – depending on the size of this – that could have been the variance when they reestablished
Commissioner Vasser	I wasn't here then
Attorney Thomas	My conversations with planning and zoning - this was done to create more conforming lots
Commissioner Conklin	But there were more than one variance on this – I do remember that – and there was a lot of discussion on this
Attorney Thomas	Well if it creates an issue with the board, I'd rather continue it so we can pull the records – so I can see what the record says
Commissioner Conklin	Yes
Attorney Thomas	What I will do, these are my – do you have extra copies of these two maps
Robert Hinman	I do but I don't have them with me
Attorney Thomas	No not with you but so I can use them – I presented these to the commission so I need to leave them with the commission – with the board I'm sorry – and if you can give me extra copies and then we can research it
	Multiple voices
Attorney Thomas	And we can pull the stuff from last year and since the other one's going to be continued, we can continue it to May 17 <sup>th</sup> .
Commissioner Conklin	Ok
Attorney Thomas	And I'm ready to answer any other questions.
	Multiple voices
Attorney Thomas	Well this is the as is – as it was – this is what was done – on the advice of P&Z
Commissioner Conklin	So it's just the buildable area
Attorney Thomas	It's just the buildable area
	Multiple voices
Commissioner	Not lot size or lot

Conklin	
Attorney Thomas	Nope – as a matter of fact I think if you look at – I’m trying to read upside down – I think the total lot size is 18,303 square feet in a zone that I think the lot size is 70 12 – the lot size is 12, 000 square feet. And as you can see from the photographs, that area up there is grass and flat.
Commissioner Jones	How long has the steep slope been there – voice fades - regulations
	Multiple voices
Attorney Thomas	I think back in the Lincoln Administration
Commissioner Conklin	I know it’s been since somewhere in the 90’s when
	Multiple voices
Attorney Thomas	I think it came in the 90’s or early 2000 – in fact I’d be more inclined to say in the early 2000’s – when there was issues with respect to – not in this area – it was more focused on other R-1 lot areas
	Multiple voices
Commissioner Conklin	Ok – any other questions – we’re going to continue this until next month – we’re going to pull the records on the previous hearing
Clerk	With all due respect Mr. Hinman, you gave testimony and I need name and address officially for the record
Robert Hinman	Robert Hinman and I am a resident and owner of 247 Grove in Shelton
Clerk	Thank you
Robert Hinman	Also the owner of 243, 241 and across the street 244
Clerk	Thank you
	Multiple voices
Commissioner Jones	Number 3 #0316-0 <b>181 Meadow Street, Paula Anthony</b> of 181 Meadow Street, Shelton, CT for a variance to Section 24.2, Lot Area, to allow for a lot split on Parcel B as it does not connect to required front set back in an R1 zone. This will result in Lot Split #B having an area of 45,375 square feet and Lot A having 42,240 square feet).
Paula Anthony	For the record, Paula Anthony, 181 Meadow Street – I have the notifications and I have photos – I know you said four – I have more than 4 because it was kind of difficult to get – I didn’t know what you wanted so there’s 12 – you can pick and choose
Commissioner Conklin	Ok
Paula Anthony	The two first ones show the lot with sign posting
Commissioner Conklin	Ok tell us what you’re trying to do and why you can’t conform
Paula Anthony	Sure – this requires a 150 foot square on the lot of – I cannot put it where it touches the front set back because a 150 square won’t fit in that location – I don’t know if your familiar with the property Sinsabaugh Heights – it’s on this side – this is an existing barn – existing structure – that is the house I reside in – which is about 200 years old – and the out buildings – there’s a stone wall that goes along the property and as I said this barn has been existing – I cannot put a 150 foot square touching the front set back so I’m looking for a variance to put the 150 foot square on the rear of the property – there’s also you can see a sewer lateral easement that goes along the front there which is another reason why I wouldn’t want to build there because I would be covering a utility. Right now I’m hooked up to – I have septic – but that will allow me to hook up to city sewer
Commissioner Conklin	That’s an easement for you to go through this with
Paula Anthony	Yes – and so obviously I don’t want to build over that location – we had considered requesting a variance to put a 150 foot square – no a 100 foot square touching the front set back but we thought that this would be a more minimal impact – you have an existing structure there – if someone where interested they could either renovate the barn or take the barn down and put another structure which would be smaller than the existing barn actually there so it would be minimal disruption to the lot – it would basically keep the same foot print and it was felt that that was the better way to go – in seeking a variance for relocating the 150 foot square as opposed to requesting a 100 foot square that touches the setback.
Commissioner Conklin	The entrance to this is going to be off Sinsabaugh Heights
Paula Anthony	I have an easement – voice fades
Commissioner Conklin	You do
Paula Anthony	Yes that was part of my existing deed for the whole property – I am assuming at one point it was to gain access as there is a curb cut here – that allows access to the barn – so I’m assuming that was why – this was originally all part of the Sinsabaugh property – the larger farm footprint went all the way down – to 110 – so I guess when Mrs. Sinsabaugh split that off, she maintained an easement there perhaps to the barn.
Commissioner Conklin	Ok
	Inaudible voice
Paula Anthony	Yes it comes down this way and then there is a curb cut here – a curb cut here to allow access to the barn – is that your question – sorry
Commissioner Oraziotti	I’m just listening
Paula Anthony	No – no I wasn’t sure if I answered your question
Commissioner	I’m very familiar with this – this is a stone wall right

Orazietti	
Paula Anthony	No no there is no stone wall there – that’s the curb – the stone wall is here – there is a stone wall a little – which I think was part of an original structure – that’s like here on the property – but no that’s the curb – there’s a curb there and then this is the heights – the drop drive.
Commissioner Conklin	Does this corner meet the 30 foot setback
Paula Anthony	Yeah – there is nothing – there is no issues with respect to parcel A
Commissioner Conklin	Well you’re dividing within this lot
Paula Anthony	Oh I’m sorry – it’s pre-existing
	Inaudible voice
Commissioner Conklin	You’re subdividing this property – correct
Paula Anthony	Yeah I’d like to split off this lot
Commissioner Conklin	Well that’s what I’m saying – this corner does not look like it meets the 30 foot radius – I mean if this is 30 feet this is 30 feet -
Paula Anthony	I didn’t draw it – I don’t know. Because I think he needed the frontage
	Inaudible voices
Commissioner Conklin	That is my concern – we are making it non-conforming here
Paula Anthony	I was – it was my understanding that – I mean that existing house doesn’t meet any of the setbacks – it’s a – it doesn’t meet the front setbacks – it is – it is where it was – I think the road came after the house – it was my understanding that it was a pre-existing issue – I understood from the surveyor
Commissioner Conklin	He front side yes – but you’re creating a lot which is creating a possible nonconforming over here
Paula Anthony	I’d have to address that with the
Commissioner Conklin	That’s what I mean
Paula Anthony	The surveyor – the goal here was to try and minimize – just the one variance – to minimize what I need to come and ask you guys for.
Commissioner Conklin	You have two one acre lots here
Paula Anthony	Right – it’s just over two acres – correct
Commissioner Conklin	Questions
Commissioner Orazietti	You’re thinking of putting the house back here right
Paula Anthony	I’m thinking it would be probably be
Commissioner Orazietti	Yeah this is still the white barn
Paula Anthony	The white barn – someone could either renovate the barn – those make nice houses
Commissioner Conklin	Yeah
Paula Anthony	Or someone could make a smaller house in this same footprint
Commissioner Orazietti	Would this be considered – inaudible
Commissioner Conklin	This is a private road
Commissioner Orazietti	Yeah but she has an easement on it
Commissioner Orazietti	It’s still a private road
Commissioner Conklin	Still private
Commissioner Orazietti	Yeah so she doesn’t get - so this is the only front she has
Commissioner Conklin	Correct
Commissioner Orazietti	So I know what you’re saying here – theirs is a variance need here
Commissioner Conklin	Yes and she needs footage crossed here that’s why they made this line with the corner of the house now becomes
Commissioner Cavallaro	It’s better to go straight with that and apply for the front variance then creating two problems.
	Inaudible voices
Commissioner Cavallaro	She goes way back here then
	Inaudible voices

Paula Anthony	Yeah this is when they built these houses back here – I was under the impression from the surveyor that was not going to present a – that didn't present a problem.
Commissioner Conklin	Is that the reason why you did this just for the lot clearance – making two odd shaped lots here not just a straight line here
Paula Anthony	For the lot frontage for the parcel B
	Inaudible voices
Paula Anthony	Yeah this is going to come down
	Inaudible voices
Paula Anthony	I can't answer specific questions about why he drew it the way he drew it because he's the surveyor and I'm not
Commissioner Conklin	Well all I can say is he wanted to get the lot – he needed
Paula Anthony	Yeah that part I know – right
Commissioner Conklin	Alright
Commissioner Jones	My opinion is that you are better off with a straight line – getting another variance for that instead
Commissioner Conklin	Right
Commissioner Cavallaro	Either way it's going to be two variances. Whether you make two non-conforming – well this is already non-conforming but it's pre-existing – this is not pre-existing – this will be a part of the variance here – or straighten it out and require a variance across the front – since it could almost be considered a rear lot – not sure why this square thing is even an issue
	Inaudible voices
Paula Anthony	A rear lot – it's my understanding – would require one and a half times that and I don't have enough space – I did look into that
Commissioner Conklin	Many people have applied for rear lots reducing the frontage to 50 feet
Paula Anthony	Right
Commissioner Conklin	Which is - I mean this is somewhat reasonable to put it that way
Commissioner Cavallaro	That cleans up this mess
Commissioner Conklin	Right – because that is just going to create problems as we go along.
Paula Anthony	If the Board is amenable to that, I'm not adverse to going back to the surveyor and asking him to revise the map and submitting a revised map – I don't want to create more problems for myself – I want to obviously get this done – if that's the Board's recommendation and the Board is amenable to that I'm happy to go back to the surveyor and ask him to prepare a revised map that would just basically take that straight down right – and just ask for a variance to relocate not only the square but to have a
Commissioner Conklin	It would just be a reduction to the lot frontage
Paula Anthony	Right and I don't think it's that many feet – that I'm looking at – it's what
Commissioner Conklin	30
Paula Anthony	No no in terms
Commissioner Conklin	Reduction – that's a 30 foot wide straight line – almost to the point of the house.
Paula Anthony	Ok
Commissioner Conklin	That's 30 feet
Paula Anthony	If that's the Board's preference, I'm happy to go
Commissioner Conklin	It makes it much cleaner division of lots
Paula Anthony	Sure – I know – straight lines are favored
	Inaudible voices
Paula Anthony	Does it indicate on the map somewhere – that was my understanding
Commissioner Conklin	I personally would rather see a straight line across
Commissioner Cavallaro	Yeah
	Inaudible voices
Paula Anthony	So we leave the hearing open – I go back to the surveyor and ask him to do a revised map that just takes that line straight down and then I would have to amend my application to request a second variance for frontage.
Commissioner Conklin	Frontage
Paula Anthony	Is that correct
Commissioner Cavallaro	Yes



Commissioner Conklin	Much cleaner looking
Paula Anthony	Do I need to go – can I just amend this application – I don't need to go through this whole process all over again
Commissioner Conklin	Just put in an amended – I'll check on that – but you should be able to amend- because we are going to have to re-advertise it next month anyway
Paula Anthony	Ok – sure – so that needs to be into you by when – with the revised map
Commissioner Conklin	As quickly as possible. Especially with these numbers so we can make sure it's advertised
Paula Anthony	Ok
	Inaudible voices
Paula Anthony	Is that it or are there any other questions.
Commissioner Conklin	Any other questions – ok – so we are going to keep this hearing open
Paula Anthony	Ok and I will be in contact with the surveyor tomorrow and explain what you told me and revise
Commissioner Conklin	Is there anybody else in the audience in regards to this – ok in favor
	Ok please come up
John Fitzgerald	John Fitzgerald Vice Chairman of Shelton Housing Commission – just for the record because we are going to have to come back for the next meeting – they – housing commission wants a representative here when something like this happens
Commissioner Conklin	Ok
John Fitzgerald	So you're just going to open it until next month and just amend that front – I've already reviewed this
Commissioner Conklin	Yes this line we think would be a much better
John Fitzgerald	Right
Commissioner Conklin	Other than that you know
John Fitzgerald	Ok there only concern from the previous meeting were you do have an existing lateral there – that's the case correct
Paula Anthony	Yes
John Fitzgerald	And it's under the road already cause the city of Shelton just repaved all this
Paula Anthony	Yes
John Fitzgerald	Ok that's good and then the existing curb cut is the one they always use to get to the line
Paula Anthony	Yes
John Fitzgerald	So there is no issue there – so if you're just going to amend the front we'll just come back for the next meeting
Commissioner Conklin	Ok
Paula Anthony	I'm sorry – your name again
John Fitzgerald	John Fitzgerald
Paula Anthony	Nice to meet you
Commissioner Conklin	Thank you
Commissioner Conklin	Anybody else in the audience – ok – see you next month
Commissioner Jones	Number 4 #0316-02 104 Perry Hill Road, George Sheehy of 258 Thompson Street, Shelton, CT (property owner Derrick Clark) for a waiver to Section 24, Schedule B, Line 7 to reduce the left side street set back from 40 feet to 30 feet (Walnut Ave); for a waiver to Section 24.12.1 to increase the maximum square footage from 750 square feet to 864 square feet to allow for a private garage; to Section 24, Schedule B Line 11A to increase the lot coverage for an accessory structure from 326 square feet to 864 square feet – effectively 2.5% to 6.6% and for a waiver to Section 24, Schedule B, Line 11 to increase lot coverage from 15% (1,960 square feet to 2,280 square feet) to 18% in an R2 zone to allow for a 24 foot by 36 foot three (3) car garage.
George Sheehy	I'm George Sheehy 258 Thompson Street Shelton. I am the owner of GR Sheehy Construction of Shelton. I'm here to represent the owner Mr. Derrick Clark of 104 Perry Hill Road
Commissioner Conklin	So you and Mr. Clark speaking correct
George Sheehy	Yes
Commissioner Conklin	Pictures and photographs of the garage.
George Sheehy	It's an existing one car garage with a shed to the side of it. It's an unusable garage – it's an older structure – it's can't park in it. As you can see on the town map, he's very close to the road – I have it here – he's extremely close to the road. What we'd like to do is keep the existing footprint, tear this garage down, and add an additional 12 feet to add the third bay within the same footprint. We're not going to exceed either direction of where the existing garage is right now. What we'd like to do is keep the garage in check with the neighborhood, not build a big, elaborate garage – it will have the hip on roof on it – it's won't be sheet rocked – so he's not going to be doing any type of work in it – it's just to get his vehicles inside – the way it is – you can see from some of the pictures now – when his vehicles are in his driveway – there basically at the edge of the road. You know he's getting up there in years and we'd like to be able to go in the garage and start a warm vehicle – not have to clean snow off of it. As well as the two other vehicles he has there at his house.

Commissioner Conklin	Do you have any sort of plot plan other than this drawing
George Sheehy	No I just
Commissioner Conklin	This city drawing
George Sheehy	No that's all I have - this is the existing here -
	Background voices – unable to distinguish
George Sheehy	This is Perry Hill Road
Commissioner Oraziotti	Where's the driveway
	The driveway is right here – right directly in front
Commissioner Oraziotti	Yeah I know where it is
Commissioner Conklin	Ok – there are pictures here
	Background voices – unable to distinguish
Commissioner Conklin	So it's a long narrow lot
George Sheehy	It's very long – it's R-2 so it'll be 20,000 square feet I believe – I think he's got 13,000 total there
Commissioner Conklin	Ok
George Sheehy	And actually this is the only usable spot – this is hilly, the sewer lateral comes down through here – voice fades
Commissioner Conklin	You're still meeting all the setbacks, all the required setbacks of this property – it's just basically a lot coverage in the size of the building is accessory building
George Sheehy	Correct
Commissioner Conklin	Some reason why you have to go three bays
George Sheehy	He has three vehicles – he has three vehicles at the house – and he would like to do three vehicles to put all three vehicles in house if he could
Commissioner Conklin	You running any sort of business out of this garage
Derrick Clark	No
George Sheehy	This garage will not be sheet rocked, it will not have heat – it's just going to be for coverage. A covered structure.
Commissioner Conklin	No water, no
George Sheehy	No – like I said – hip roof on it to keep it low – we don't want anything extravagant – high dormers or anything like that – it will be a very simple
Commissioner Conklin	Single floor
George Sheehy	Single floor – it have a walk in door on the side – that's it – I was thinking to do nice garage doors with lights on the top – carriage lights on either side – just to dress it up
Commissioner Conklin	Ok
George Sheehy	Something simple – you know – not out place – nothing elaborate – nothing crazy big
Commissioner Conklin	24 feet deep 36 feet wide right
George Sheehy	Right – the existing garage right now is about 24- deep as it is so I wouldn't be exceeding the footprint that is there now.
Commissioner Conklin	Ok
George Sheehy	I would just be adding – about the off the side - I think it's about 12 feet off the edge of the shed area.
Commissioner Conklin	24 feet would be from the front of this garage to the back of the existing
George Sheehy	Correct and then 36 feet long
Commissioner Conklin	36 feet
George Sheehy	Yes
	Background voices – undistinguishable
Commissioner Conklin	Any questions
	Undistinguishable voice
George Sheehy	What we are going to do – he has two pick-up trucks – one is in there – and then he has a newer 150 so we're going to go 9 foot wide so he doesn't have to fold his mirrors in and 8 foot high
Commissioner Conklin	Ok – no higher than 8 feet
George Sheehy	No higher than 8 foot – like I said it won't be elaborate – it's nothing more than just putting the vehicles under cover.
Commissioner Conklin	Ok – anybody in favor of this – pleas come up to the table

	Background voices – undistinguishable
George Sender	My name is George Sender – I’m at 112 Perry Hill Road – so the only thing that separates our property is Walnut – now when – if you’re all familiar with Perry Hill reconfiguration, when they did that they really raised the dickens with our properties. Part of that deal was when they did Perry Hill they also went up a couple of hundred feet or more into Walnut which ran into the front of his property. And where his vehicles would be and I think it created a hardship for him because he couldn’t get his vehicles out of sight and you know out of the way. So with this at least he could get his cars and truck into the garage and still provide some parking area for anybody who would come to visit. Right now it’s very difficult for that to happen for him.
Commissioner Conklin	That road is near in front of your house
George Sender	So what happened with all of this Perry Hill stuff, it created hardships for a lot of people – and I think his property was impacted by that as well.
Commissioner Conklin	Ok Thank you.
Commissioner Oraziotti	And you’re across the street right
George Sender	Yeah
Commissioner Conklin	Anybody else in favor – anybody opposed. Ok any further questions from the board – being none – close the hearing – thank you.
Clerk	I have to switch tapes.
Commissioner Jones	<b>Number 5 #0316-03 107 Mohegan Road, Perrira Engineering LLC</b> of One Enterprise Drive, Suite 312, Shelton, CT (property owner Russell and Delores Leggetto) for a waiver to Section 24.11-4 to reduce the left side set back from 40 feet to 32.6 feet for an interior lot.
Commissioner Conklin	Ok name and address for the record please
Joe Perrira	Joe Perrira – Perrira Engineering One Enterprise Dive – in Shelton
Commissioner Conklin	Ok
Joe Perrira	Here’s the receipts and the photos of the placard
Commissioner Conklin	Tell us what you’re trying to do and why you can’t make the
Joe Perrira	So the history of this is we had an existing lot, an existing home that abuts the Mohegan Road probably that was about five and a half acres or so – we subdivided into three lots – existing house stayed on its own lot and then we created two rear lots – everything conformed – the subdivision plans were approved – actually showed a thirty foot set back here on the side – so went through approvals – it was never brought up.
Commissioner Conklin	Could you give some relevance as to where we are in this drawing
Joe Perrira	Yeah sure I have an overall map – is that ok
Commissioner Conklin	Yes please – we will have to keep that map
Joe Perrira	Yeah that’s fine
Commissioner Conklin	The history of it here
Joe Perrira	So here – Mohegan Road – Sunoco gas station – literally abuts it – there is the big garage right behind the gas station – so the gas station sits up here and this is there storage garage - as we look at it - here’s the garage and here’s the house – actually sorry – the garage is here.
	Voice too far from microphone – undistinguishable
Joe Perrira	Yeah - yeah in the last year. So like I said we got the three lot subdivision – two new lots existing house stays on its own lot – uh everything complied with the subdivision - there were issues – it was a clean sub-division – what happened was as we went through the approval process this drawing was approved here – that showed 32.6 feet – that went through the subdivision process – and then when I went for the building permit – it was brought to our attention – hey you know you got rear lot – you actually have to change that to 40 feet. So what happened was we actually staked it out – 30 foot – contractor jumped the gun and started construction based on the thing so by the time we sent the crew back out to stake it out – it was one of these things you know staked out – and we went back to stake it out foundation was already in the ground. So it’s an innocent mistake – um – but that’s what we’re facing now. So low and behold we’re at 32.6 feet and it should have been 40.
Commissioner Jones	House is already built
Commissioner Conklin	Foundations in
Joe Perrira	Yeah and they had started framing the house so
Commissioner Conklin	Which way is the house facing - Is it at the rear of the house
Joe Perrira	I’ll show you in a second
	Background voices - inaudible
Joe Perrira	This is the
Commissioner Conklin	That is the front

Joe Perrira	Yeah that is the front – the garage comes up – you know you come up the driveway- they each have their own separate driveway – so this is the other lot back in here – there’s this one – and you have the other lots shown - but there’s another proposed house here and the existing house sits down in here and that’s the garage – so this property comes up slightly here and this basically flattens out and then this drops back down – so this house – the back of the house overlooks the pond here – that was a big feature and so does this one. That’s actually a nice feature in the back of the property.
Commissioner Vasser	So the hardship here is self - imposed
Joe Perrira	Yeah – well the lot is odd shaped – you know
Commissioner Cavallaro	There is no hardship - there’s a land hardship
	Inaudible voices – to far from microphone
Commissioner Conklin	So you’re saying that you had the drawings – you had it all laid out – then went to the building
Joe Perrira	Yeah after
Commissioner Conklin	They started building before the building department looked
Joe Perrira	Yeah it just happened so quick
Commissioner Conklin	At the drawings
Commissioner Cavallaro	The problem is we can only act on land hardships and that is not a hardship
Commissioner Conklin	Alright – ok – do you have anything else to add
Joe Perrira	No
Commissioner Conklin	Is there anybody in favor of this – is there anybody opposed – ok come to the table please and give your name and address for the record please.
Don Stanziale	Don Stanziale, Jr. – Owner of D and D Stand LLC the gas station
Commissioner Conklin	Ok
Don Stanziale	Just a little confused because it’s not just the foundation – it’s the house and they’re still working on it.
Commissioner Conklin	Alright
Don Stanziale	I had this – ran across this with you because I built houses in town and I don’t understand – what was – why – because interior lots are 40 – I’ve been
Joe Perrira	Yeah – yeah – it’s – we went through the subdivision process – we had 30 foot shown – we had to change it to 40 feet – I mean we had the drawing done – we staked out the house at 30 feet the way it was drawn
Commissioner Conklin	Actually you have to direct the questions to us. The conversation has to be between us. I’m sorry
Don Stanziale	Sorry – I’m just a little confused on why – I mean usually – again – it happens I understand – this is like the second time. That I’ve come through with this. And this just happens to be my property abutting it and you know it wasn’t rushed – it was – you know – there was a lot of blasting going on – that I would tell you the truth I wasn’t crazy about – because it was load and it wasn’t covered half the time – and you know I have a gas station there – I had to do tests as we were doing it – and then it did seem close but usually you do- after you do as built – you bring it in – before you frame – there still working on the house
Joe Perrira	Yeah you know the good thing is we caught it before it was finished – that was the whole thing – because we went back out there – we staked it out and we started – they went back out there – we staked it at 40 feet and it was already in – so that’s when we said wait a minute – we have to do something about this.
Don Stanziale	Again I wasn’t sure about coming – because what this is – that concerns me because in today’s day – I don’t understand how this happens – 15 years ago yeah – I’d watched over off Maple – I don’t know the zoning they had to watch and they had to lop off the front of the house because it was probably 8 inches – this is 8 feet – and you know again -
Unidentified voice	It an unfortunate mistake
Commissioner Conklin	Where’s the septic system on this
Joe Perrira	It’s in the back
	Multiple voices – undistinguishable
Commissioner Cavallaro	It’s not a land hardship
Commissioner Vasser	It’s not a land hardship – I’m not sure why we are discussing it
Commissioner Conklin	We have to have full discussion – anybody else opposed
Tom Lewis	Tom Lewis – 65 Philip Drive – I live in back of this property going on here – as was
Commissioner Cavallaro	Where are you?
Tom Lewis	At the end of the cul-de-sac
Commissioner Cavallaro	So you’re abutting this property

Tom Lewis	I'm in back of there – there's some Shelton property between me and
Commissioner Cavallaro	What's your address
Tom Lewis	65 Philip Drive
Commissioner Cavallaro	So you're at the bottom of the cul-de-sac
Tom Lewis	Yeah
Commissioner Cavallaro	You abut right up to the
Tom Lewis	No Dr. Horbul does – I believe he is going to speak next. I'm – there's Shelton property between my property and where they're building back there. It was just mentioned that there was blasting done. At the zoning and planning meeting we were told there would be minimal blasting and the developer was warned that there's ledge back there – it was going to be significant blasting – um – I've had issues at my home because of this blasting – there blasting company came out and denied everything after they originally came out and told me they were going to cover everything. And also I believe the water table has also been changed too. There is a pond back there – and the blasting went on for weeks and the rock crushing went on for weeks too and we were told it was going to be minimal. And it was not so I have an issue with this project.
Commissioner Conklin	Ok – alright thank you
Terry Horbul	Terry Horbul 69 Philip Drive – my property directly abuts the property where it's being built – my issue is the same – I was at the last P&Z meeting – for this where the subdivision was approved – and I made the comment to Mr. Perrira – you know it's all ledge – you're going to have to blast – and his words were we don't think we're going to have to blast – well they blasted for 7-8-9 days, three shots a day, and the people on the planning and zoning board at the time said oh you know don't worry – they'll be surveys done – pre blasting – things are done safely these days – everything will be fine – and so it was the day that the blasting was to start and I went out and met the foreman – and he goes that's your house – they did the survey right – no they didn't – and looked rather worried – so he said can we put a seismograph in your yard – and I said it's your seismograph but sure go right ahead and then indeed they did blast – I had a mirror knocked off my wall – Mr. Lewis did – the other neighbors had something knocked over from their basement – and indeed before they started blasting I did call Maine blasting who is the contractor for that and they said oh no- no survey – you're outside of the legal limit – on 303 feet is my foundation to their foundation and I didn't have time to go out and hire someone because I thought I was going to be covered so I ended up with damage in my upstairs walls and in my downstairs walls where the seams in the wall board
Commissioner Conklin	Ok so you feel they've rushed this along
Terry Horbul	Well I mean I don't understand – I mean – Mr. Perrira is the engineer – I'm not an engineer – and I knew it was all ledge so I didn't appreciate the comment that well I don't think we're going to have to blast at all – and then they blasted for all this time and you know I have it here and I won't waste – you know spend your time on it but I have videos of the blasting not being covered – me standing out on my deck with one of their guys when a blast goes off and theirs just like a geyser of dirt and you just hear all the rocks falling all over us. And that's 300 feet away and I'm concerned about – those guys told me – the fore man from the blasting company that oh yeah the next one we're going to have to blast the hell out of that one too to put in the next foundation. And my immediate question is are they going to need to blast to do the septic which is very close to my house – do you know if they're going to have to do more blasting
	No they shouldn't have to because the septic for this house is back in the area here and we actually had good soil
Terry Horbul	You not going to have to blast that access there because that would really concern me – cause that is within 150 feet
Commissioner Conklin	That you would bring up to Valley Health
	Multiple voices
Terry Horbul	And then any future blasting on the other site – I'm concerned about further damage to my house
Commissioner Conklin	But that you would have to bring up at a planning and zoning meeting – ok – when they're doing it – and say this is what happened previously and
Terry Horbul	Right and he has to get approval to blast again
Commissioner Conklin	He should have to – and it would be through the fire marshall who you really should be addressing these too
Terry Horbul	Ok but I would like somebody
Commissioner Conklin	Because he oversaw – oversees the blasting in Shelton
Terry Horbul	I mean I just want to be on record that I would like to see some kind of remediation for me – I mean this blasting company was like this is what they do – oh yeah looks good – we'll do something – oh no we're not going to do anything - it seems very formulaic – I don't think this is there first rodeo with this
Commissioner Conklin	Ok
Terry Horbul	So who do I address that concern to
Commissioner Conklin	Unfortunately that's going to wind up being more of a civil matter I think in your – on your part – I would go up to planning and zoning – have a talk with them also
Terry Horbul	Ok
Commissioner Conklin	Along with the Fire Marshall – I don't know if the blasting is completed probably is by now but there – if there is anything else he has to do anything else in the future on this

Terry Horbul	Well perhaps I can reach out to Mr. Perrira and we can have a discussion about this
Commissioner Conklin	That would be your purvey to do.
Terry Horbul	Just do it as simply as possible.
Commissioner Conklin	Ok
Terry Horbul	Thank you
Commissioner Conklin	Thank you – any further question – any other questions from the board. Mr. Perrira
Joe Perrira	No I'm all set
Commissioner Conklin	Ok thank you
	Multiple voices and background noise
Commissioner Conklin	Ok close the hearing
Commissioner Jones	Number 6 <b>#0216-02 243 Huntington Street, Proposed Lot 1, Thomas Bombero and Elaine Bombero, Trustee c/o Attorney Dominick Thomas</b> of 315 Main Street, Derby, CT for a variance to Section 24, Schedule B, Line 1 to reduce the lot area from 40,000 square feet to 25,005.8 square feet and a variance to Section 24, Schedule B, Line 3 to reduce the lot square from 150 feet to 100 feet and a variance to Section 24, Schedule B, Line 11a to reduce the maximum lot coverage from 1,000 square feet to 625 square feet to for the remaining house and garage on lot after the proposed split And Number 7 <b>#0216-03 243 Huntington Street, Proposed Lot 2, Thomas Bombero and Elaine Bombero, Trustee c/o Attorney Dominick Thomas</b> of 315 Main Street, Derby, CT for a variance to section 24, Schedule B, Line 1 to reduce the lot area from 40,000 square feet to 25,242.3 and Section 24, Schedule B, Line 3 to reduce the lot square from 150 feet to 100 feet to create a building lot.
Attorney Thomas	Attorney Dominick Thomas of Cohen and Thomas, 315 Main Street, Derby CT representing the applicant. I have submitted a letter to the Chairman tonight
Commissioner Conklin	Yes
Attorney Thomas	Tonight requesting the hearing
Commissioner Conklin	Let's open the hearing first
Attorney Thomas	These are two separate notices for each of the variances
Commissioner Conklin	Is there any pictures
Attorney Thomas	Uh no I will present the pictures – the next hearing – the Esposito's and Ms. Wildman has indicated – she has no issue with this but the Esposito's who are adjacent property owners to the proposed new lot have an issue – we were contacted by their counsel – I spoke to their counsel and indicated that we were going to be working on some alternatives – and that I would open the public hearing to be continued for a month to be addressed and I submitted a letter the Chairman requesting that so it could be opened and it's still within your 35 day time frame. The next meeting is May 17 <sup>th</sup> .
Commissioner Jones	Ok Dated April 19, 2016 Dear Chairman Conklin On behalf of my clients I request that the public hearing on the captioned applications be continued to May 17, 2016 meeting. Thank you for your attention. Very truly yours, Dominick J. Thomas
Attorney Thomas	We have alternatives to address at that meeting – I'd like to keep the applications open. This is an aging in place applications. Ok Thank you very much
Commissioner Conklin	Ok – see you next month.

During the working session of the Board, upon a Motion made by Commissioner Jones and seconded by Commissioner Oraziotti to approve the application identified as **##0116-01 737 Bridgeport Avenue, Perry Pettas** of 100 Parrott Drive, Shelton, CT for a waiver to Schedule B, Standards Line #9 under CB-1 by varying the minimum setback from the right side yard setback from 20 feet to 18 feet to allow for an extension of the bathroom area in an existing diner. Motion passed by 5-0 vote.

During the meeting it was agreed that the application identified as **#0216-01 247 Grove Street, Robert Hinman c/o Attorney Dominick Thomas** of 315 Main Street, Derby, CT for a waiver to Section 5.25, Schedule B, Line 1a to reduce the contiguous buildable area from 12,000 square feet to 8,675 square feet for a building lot for a single family home. **#1115-02 450 Huntington Street, Shelton, CT**) for a waiver to Schedule B, Line 7 by varying the minimum setback from the street line from 40 feet to 28 feet to allow for construction of a two story addition and an attached two car garage would be continued to the May 17, 2016 meeting.

During the meeting it was agreed that the application identified as **#0316-0 181 Meadow Street, Paula Anthony** of 181 Meadow Street, Shelton, CT for a variance to Section 24.2, Lot Area, to allow for a lot split on Parcel B as it does not connect to required

front set back in an R1 zone. This will result in Lot Split #B having an area of 45,375 square feet and Lot A having 42,240 square feet) would be continued to the May 17, 2016 meeting.

During the working session of the Board, upon a motion made by Commissioner Jones and seconded by Commissioner Oraziotti to approve the application identified as **#0316-02 104 Perry Hill Road, George Sheehy** of 258 Thompson Street, Shelton, CT (property owner Derrick Clark) for a waiver to Section 24, Schedule B, Line 7 to reduce the left side street set back from 40 feet to 30 feet (Walnut Ave); for a waiver to Section 24.12.1 to increase the maximum square footage from 750 square feet to 864 square feet to allow for a private garage; to Section 24, Schedule B Line 11A to increase the lot coverage for an accessory structure from 326 square feet to 864 square feet – effectively 2.5% to 6.6% and for a waiver to Section 24, Schedule B, Line 11 to increase lot coverage from 15% (1,960 square feet to 2,280 square feet) to 18% in an R2 zone to allow for a 24 foot by 36 foot three (3) car garage. Motion passed by 5-0 vote.

During the working session of the Board, upon a motion made by Commissioner Vasser and seconded by Commissioner Oraziotti to deny the application identified as **#0316-03 107 Mohegan Road, Perrira Engineering LLC** of One Enterprise Drive, Suite 312, Shelton, CT (property owner Russell and Delores Leggetto) for a waiver to Section 24.11-4 to reduce the left side set back from 40 feet to 32.6 feet for an interior lot. Motion passed by 5-0 vote.

During the meeting it was agreed that the application identified **#0216-02 243 Huntington Street, Proposed Lot 1, Thomas Bombero and Elaine Bombero, Trustee c/o Attorney Dominick Thomas** of 315 Main Street, Derby, CT for a variance to Section 24, Schedule B, Line 1 to reduce the lot area from 40,000 square feet to 25,005.8 square feet and a variance to Section 24, Schedule B, Line 3 to reduce the lot square from 150 feet to 100 feet and a variance to Section 24, Schedule B, Line 11a to reduce the maximum lot coverage from 1,000 square feet to 625 square feet to for the remaining house and garage on lot after the proposed split AND application identified as **#0216-03 243 Huntington Street, Proposed Lot 2, Thomas Bombero and Elaine Bombero, Trustee c/o Attorney Dominick Thomas** of 315 Main Street, Derby, CT for a variance to section 24, Schedule B, Line 1 to reduce the lot area from 40,000 square feet to 25,242.3 and Section 24, Schedule B, Line 3 to reduce the lot square from 150 feet to 100 feet to create a building lot would be continued to the May 17, 2016 meeting.

#### Approval of Minutes

**Motion made by Commissioner Cavallaro and Seconded by Commissioner Vasser to accept the minutes of the January 19, 2016 hearings as submitted by the clerk. Motion passed by unanimous vote.**

**Motion made by Commissioner Vasser and Seconded by Commissioner Oraziotti to accept the minutes of the March 15, 2016 hearings as submitted by the clerk. Motion passed by unanimous vote.**

**Meeting adjourned at approximately 9:00 PM.**

Respectfully Submitted,

*Susan M. Pulos*  
Clerk