

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

1) **#0616-01** **58 Waverly Terrace, Joseph and A. Imperio, of 58 Waverly Terrace, Shelton**, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 feet to 10 feet, and a variance to Section 24, Schedule B, Line 11 to increase the maximum impervious lot coverage from 2.5% to 13% to allow for the construction of a two story addition, 29 feet by 28 feet in an R-1 zone. On the right is Brian Cappiello of 54 Waverly Terrace, to the rear are Edmund and Donna Mackey of 11 Willard Road, on the left is Julius Fray of 62 Waverly Terrace, and in the front is Waverly Terrace.

2) **#0616-02** **23 Tuckahoe Drive, Andrew Anderson, of 23 Tuckahoe Drive, Shelton**, for a variance to Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Woodfield Drive from 40 feet to 34 feet in order to allow for the construction of a wrap-around porch, and a variance to same Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Tuckahoe Drive from 40 feet to 28 feet to allow for the construction of a new garage with a second-floor living space on a corner lot in an R-1 zone. On the right are Peter and Lorraine Iverson of 29 Tuckahoe Drive, to the rear are Kyna and William Lesko of 12 Woodfield Drive, on the left is Woodfield Drive, and to the front is Tuckahoe Drive.

Commissioner Edmund Conklin	Good evening ladies and gentleman. Welcome to the July meeting of the Shelton Board of Appeals. We meet monthly to consider variances on Zoning regulations and appeals on Zoning Department appeals 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 placarded your property, that you provide pictures (one including the placard), and the receipts indicating 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 this hearing is appealed and taken to the next level, it is the recorded testimony that is presented, not any member of this Board. Our minutes are transcribed verbatim. The 2 recorders on the table can only record one person speaking at a time. The conversation at all times is between the person who has the floor and the members of the Board. Please turn off or mute your cell phones. Any conversations need to be taken out into the hallway. Present tonight are: Commissioner Oraziotti, who is going to be sitting in for Commissioner Phil Cavallaro, Commissioner Adanti, our clerk Tina Kelly, myself Ed Conklin, and to my right is Commissioner Vassar.
Commissioner Bryan Vassar	The following having applied to the Shelton Board of Zoning Appeals for certificate of approval.
	#0616 – 01 58 Waverly Terrace, Joseph and A. Imperio, of 58 Waverly Terrace, Shelton.
Comm. B. Vassar	Item #1, #0616 – 01, 58 Waverly Terrace, Joseph and A. Imperio, of 58 Waverly Terrace, Shelton, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 feet to 10 feet, and a variance to Section 24, Schedule B, Line 11 to increase the maximum impervious lot coverage from 2.5% to 13% to allow for the construction of a two story addition, 29 feet by 28 feet in an R-1 zone.
Comm. E. Conklin	OK. Applicant here? Please come up to the table. Also I want to make an announcement. We normally have 5 members on this board but one of them's mother passed away last night. So we're down to 4. So to get an appropriate vote you need 4 votes in a program, which would mean if you had 5 members you'd be at 1 minus, a negative vote. If you feel that your application might be in contention and might need a fifth chance, we can hold off the vote until our September meeting. OK. Just to let you know. That would be your option. All right. OK. Sit down. Relax. Name and address for the record, please.

Allison Imperio	Allison Imperio, 58 Waverly Terrace.
Joseph Imperio	Joseph Imperio, 58 Waverly Terrace.
Comm. E. Conklin	OK. Do you have pictures for us please?
A. Imperio	Yes. This one is where the addition is going to go in front of our house. The other side – that’s the back...
Comm. E. Conklin	Uh, why don’t you, we’ll just take a quick look and pass it down.
A. Imperio	And the front.
Comm. E. Conklin	All set. Mailings, please. OK.
Comm. B. Vassar	Are the placards posted somewhere here?
A. Imperio	Yeah. In the front of the house picture – there we go.
Comm. E. Conklin	OK. All right. Could you tell us what you are trying to do and why you can’t meet the zoning regulations?
J. Imperio	We are uh, want to go out 28 feet on the right side of the house for a 2 car garage, second floor, a couple bedrooms, and baths, and um - I don’t know what the exact distance is from our house to the property line, but I know it’s, if we go 28 we’re going to be further than the allotted I think, 20 feet it is, or 30 feet.
Comm. E. Conklin	OK. So your saying your not sure where your property line is or?
J. Imperio	Where our house is now, we want to go out 28 feet, I think we have to be, the distance would have to be at least 30 feet
Comm. E. Conklin	From the property edge to the property line?
J. Imperio	Or we’d be going into that 30 feet.
Comm. E. Conklin	OK. Uh,
Comm. B. Vassar	So they want to reduce from 30 to 10? So you’re going to go into that 20 feet?
J. Imperio	Yeah.
Comm. E. Conklin	Do you have any plot plan of your property or something to show us?
J. Imperio	Just that picture, here, this one right here.
Comm. E. Conklin	Yeah, but we need something to see exactly what the, what the physical property looks like. You know, what’s the shape of the property
J. Imperio	Was it in here?
<i>(Muffled voices due to rustling paper)</i>	
Comm. E. Conklin	You see that one in there? OK. How many square feet is the house going to be total when you’re done?
J. Imperio	It’s 1600 now; we’re going to add a little over 600.
Comm. E. Conklin	You’re going to add 600 to it?
J. Imperio	Yeah.

Comm. E. Conklin	What is the addition going to look like?
J. Imperio	There's a 2-car garage, same pitch of the roof front to back and a bedroom above it.
A. Imperio	2 bedrooms and a bath.
J. Imperio	It's going to go above the existing roofline about like 3 to 4 feet.
Comm. E. Conklin	And it's 24 wide? OK. But you're trying to make it
J. Imperio	28 out and 24 deep.
Comm. E. Conklin	Oh, it's 28 out and 24 deep, ok, that's <i>inaudible</i> ...this goes, this goes to this. That's, all right. I want to take a look and see what they're doing there. Uh, what do you have on this, city water, city sewer?
J. Imperio	We have a well and a sewer.
Comm. E. Conklin	You have a well and sewer. Where's the well located on that property?
J. Imperio	It's on the other side of the house.
Comm. E. Conklin	Other side of the house? Uh, where's the sewer <i>lateral</i> ?
J. Imperio	It's on that side of the house.
Comm. E. Conklin	On that side?
J. Imperio	Yeah.
Comm. E. Conklin	OK, you aren't going to encroach upon it or interfere with it?
J. Imperio	No.
Comm. E. Conklin	OK. Uh, all right. Questions?
Commissioner Linda Adanti	I just wanted to ask, is this the side?
A. Imperio	No. It's going to be on the other side where the driveway is.
Comm. L. Adanti	Where the driveway is?
A. Imperio	Yeah.
Comm. E. Conklin	Right here.
A. Imperio	Yeah.
Comm. B. Vassar	Is your well over here?
A. Imperio	Yeah.
Comm. E. Conklin	The problem I'm having is I'm not seeing neighbors' property, I'm not seeing enough of abutting anything on this at all.
Comm. J. Orazietti	Can we see that map, Ed?
Comm. E. Conklin	Yeah, sure.
J. Imperio	The neighbor's house which we're building closer to is doing the addition more than likely so he's not opposed to this at all.
A. Imperio	Yeah, he's not (<i>inaudible</i>)
Comm. E. Conklin	OK. The other problem I have is how close you are getting is 10 feet. I don't have, uh, I don't there's no, A-2, you don't, do you have an A2 survey of your property? Do you have anything

	to justify that you are going to be a maximum of 10 feet away?
A. Imperio	Uh, no I didn't know we had to be prepared with that for this meeting.
Comm. E. Conklin	Well it could be a requirement of ours to know that you are, when you're saying you're going out to there, I, do you know exactly where your property line is?
J. Imperio	No. That's why I figured that, that off that, you guys would, you know, you guys would have that information.
Comm. E. Conklin	No. We aren't, we don't have that, that's
Comm. B. Vassar	Well this says 9 feet here and the request is to reduce to 10. So which is correct? 9 feet?
J. Imperio	This was done, wherever she went to go see – all these numbers were all filled out.
A. Imperio	Yeah. Somebody in um, Planning and Zoning
	<i>(Inaudible; multiple voices)</i>
Comm. E. Conklin	So, this application is showing 9; you're requesting only 10. So, if this is 28 feet wide, you're right off by...by this one you're not, you're only requesting a 10 foot difference here and you're looking for 9, you're going to be a foot into the variance already.
J. Imperio	I don't understand, say that again?
Comm. E. Conklin	Well, you're going out 28 feet, right?
J. Imperio	Right. OK.
Comm. E. Conklin	You're requesting a 10-foot, according to this document; you're requesting a 10-foot variance, which goes to here.
	<i>(Inaudible; quiet voices)</i>
Clerk Tina Kelly	This is, this is the only one....
Comm. E. Conklin	This is the only one?
Clerk T. Kelly	Mm-mm.
Comm. E. Conklin	Cause this is 10 feet. It says, the back of this is filled out as 10 feet, not 9 feet. And the impervious lot coverage is going from 2.5% to 13%. Um, do you have a pool on this property?
A. Imperio	No.
J. Imperio	No.
Comm. E. Conklin	You said that's a play area, has a fence.
	<i>(Inaudible, multiple voices)</i>
Comm. E. Conklin	That's 45 feet from that, but that's supposed to be...what's the distance now from the back of your house to the, uh. I got to try to think of...I'm not getting anything out of these pictures to see, see enough of this lot. Guys got questions?
Comm. J. Oraziatti	We can't question anything because we don't have enough information.
Comm. E. Conklin	Information. That's why I'm trying, I'm trying to come up with questions, I don't have enough information.
Comm. L. Adanti	Should we require an A-2...

Comm. E. Conklin	I think we should require an A-2 survey or something before we go on, and look at this and find out where this house, where this house is, where this is actually going to sit.
J. Imperio	What kind of picture do we need?
Comm. E. Conklin	No, we need an A-2 survey.
J. Imperio	As far as pictures, you said you need to see what we need to do, so
Comm. E. Conklin	Well we need to be able to see, you know, the outline – you know, you’re showing us basically from about here to about here. We’re not seeing the edge of your property. We aren’t seeing the
<i>(Inaudible; multiple voices)</i>	
Comm. E. Conklin	What the impact is on the neighbors
A. Imperio	I actually took pictures from my neighbor’s yard.
Comm. E. Conklin	OK. Yeah but we’re not seeing the impact upon the neighbors’, uh, I think one of the biggest things, we’re not, we need an A-2 survey to find out where, where this addition is actually going. Uh,
Comm. B. Vassar	You know, from vantage points like that, you know you need to have more of the property with the abutting properties in the photos, if we’re going to rely on photos, so we can see these...
Comm. E. Conklin	I really, I really think we should get an A-2 survey to find out where it’s really going to sit on that lot. Because right now it’s difficult to tell.
J. Imperio	How do we go about doing that, like what do – this is all new to us
A. Imperio	Yeah, like after this we’re getting an architect, like we’re just in the beginning stages. The architect and everyone are, we’re not going to go through with all that until we get approved, even to go out further.
Comm. E. Conklin	To go out to do it. OK.
A. Imperio	So, when I went to Planning and Zoning....
Comm. E. Conklin	An A-2 survey is a, you get a surveyor out there and he finds, he puts a drawing that shows exactly where your house is sitting on the lot. You can get him to show, if you’re going to put an addition on, where the addition might go. OK. What the actual impact is on the side yard, what the encroachment is going to be.
A. Imperio	So everyone who goes for this type of variance has to have an A-2 survey?
Comm. E. Conklin	Not everybody, no. I mean, some people have a yard, lot so large, that they’re doing something that they’re putting up....
A. Imperio	OK. So maybe that could be added to the directions in the application?
Comm. E. Conklin	Well no, it could be a requirement by us or it doesn’t have to be a requirement by us. OK. A lot of builders who come in and do this type of thing bring an A-2 survey with them automatically. They just know that that type of document is needed. OK.
Comm. B. Vassar	Do you happen to have a survey at all of the property
<i>(Inaudible; multiple voices)</i>	
A. Imperiowhat Brian gave us?
J. Imperio	Yeah, I don’t know
A. Imperio	See we were confused, too. Not, I don’t know if this is relevant but, when I went in to

	do this, we were told by the map that the gentlemen showed us that we were R-1. My neighbor who is possibly doing the addition pulled our property DR survey map lot and it says that we're R-2. So, if we're R-2, we wouldn't be asking for so much of a variance because that would be 20 vs. the 30 that they told me when I went to Planning and Zoning that's here.
Comm. E. Conklin	They have a zoning map right outside the Planning and Zoning office.
A. Imperio	Yes, that's where we went, and
Comm. E. Conklin	Did you look at that map and see
A. Imperio	This says, but this says R-2. This says R-1. This is from the map, I went to the map
Comm. E. Conklin	Oh, OK. The map on the outside. They might not have, zoning does change. The zoning areas do change in the city.
A. Imperio	So, my whole street is R-2 but we're R-1? Cause my neighbor is doing an addition as well and he just got his approved. He's actually, um, he just had approved for his plans and it's R-2.
Comm. E. Conklin	OK
Comm. B. Vassar	You want to get that straight.
A. Imperio	It's confusing. This whole process has been so confusing.
Comm. E. Conklin	Yeah, if it is an R-2....
A. Imperio	We wouldn't be going for so much of a variance and I tried to say that to the gentleman at Planning and Zoning, and he just - cause I had somebody with me, my neighbor's father who might be doing our addition with him and he kept saying, "No, they're R-2." And he just kept...
Comm. E. Conklin	Waverly Terrace. That's just in the center, Huntington Center, isn't it? Yeah, the backside
A. Imperio	Off of Waverly Road.
Comm. E. Conklin	Yeah. Off of Waverly Road, right.
A. Imperio	So that's why I think we were also confused with the numbers and
Comm. E. Conklin	Yeah, I'd go back and find out because if it's, you're all....
A. Imperio	<i>(Muffled)</i> ...Planning and Zoning told me we were R-1.
Comm. E. Conklin	I'd go back and check, re-verify that.
A. Imperio	With Planning and Zoning?
Comm. E. Conklin	With Planning and Zoning, yes. Because you are, somewhere in that area is the borderline between R-2 and R-1.
A. Imperio	OK.
Comm. E. Conklin	OK. So, I'd
A. Imperio	Well if my neighbor got approved then I'm probably R-2, right?
Comm. E. Conklin	I can't say where, because zoning lines can be run anywhere. I'm not going to say yes or no. But I would have them verify that. Uh, I would think that these might be an R - he'll be able to check that out. I'll question Rick on that, too.
A. Imperio	OK.
Comm. E.	This is my copy. I have a copy of this.

Conklin	
A. Imperio	So, can you just tell us what our next steps are?
Comm. E. Conklin	All right.
A. Imperio	Cause nothing has been communicated clearly with us through this entire thing, so I don't want to do anything wrong.
Comm. E. Conklin	Well, coming into this hearing, we could have more requirements than are required by this whole application for us to vote on it.
A. Imperio	Yeah. Not this meeting, I'm talking about Planning and Zoning.
Comm. E. Conklin	OK. Uh, the feeling of the board is that we do need A-2 survey for this, to know where this is, and more, a broader scope of pictures of where
Comm. J. Orazietti	I need something that I could see what, what you're, you know because if you go out and all of a sudden you come back and you go well, uh, you know, we're only 9 feet from the property line. So, if you get a, whatever variance, if we gave you a variance to go 10 feet from the property line, you're, you're back to square one, you're nowhere. You know, so you know for your own good, start with this so we don't make any mistakes.
Comm. E. Conklin	You don't want to be having to cut a foot off your house!
Comm. J. Orazietti	Yeah
Comm. B. Vassar	You certainly have, you certainly have to figure out, whether you're R-1 or R-2. I know, you're probably looking at the city and saying, "Well, can you tell me what...there might be some issue there that has to be clarified. You as the property owner and the city need to get together and figure that out, where that line exactly is. You know the line may cut right around your property.
A. Imperio	Yeah.
Comm. B. Vassar	We don't know but you really got to zoom in close and figure that out, because that, that will determine what, how much of a variance you're requesting, all right.
A. Imperio	MM-mm. So I'm just confused though if I've already said this to the gentleman at Planning and Zoning, what's going to make him change his mind about us being R-1? Is there someone else I can go talk to at Planning and
Comm. E. Conklin	You got this from the GIS, OK. They have a large set of books up there that you opened up.
A. Imperio	OK. Yes. He opened one of them.
Comm. E. Conklin	He opened that book up and then in there it says R-1?
A. Imperio	I'm pretty sure.
Comm. E. Conklin	OK. I'd go re-verify that.
A. Imperio	OK.
Comm. E. Conklin	Re-verify whether it's R-1 or R-2. OK. Cause either one is wrong. Either they approved the application wrong for your neighbor, or...he he
A. Imperio	Oh, I hope not.
Comm. E. Conklin	It's one of the two. So, they got to straighten something out.
A. Imperio	Yeah.
Comm. E. Conklin	All right. As far as that goes. But I will ask and look into that myself.
A. Imperio	OK, thank you.

Comm. E. Conklin	OK.
Comm. B. Vassar	Cause you're, ...frankly you're asking for, to get really close to that property line. I'll be honest with you.
A. Imperio	Yeah.
J. Imperio	Yeah, we understand that and 10 feet is....
Comm. B. Vassar	Yeah, but you see, it stays with the property forever. So, he may be OK with it today,
A. Imperio	Yeah
Comm. B. Vassar	but some person or family who moves in there next may not be. And they're going to have to live with it. They're going to look at the façade of the side of the house forever. It just stays with the property forever, after you leave, after they leave, so that's really close. But if you're in a different zone that has a little bit more leeway, then it just may influence the decision of the board.
A. Imperio	Yeah.
Comm. B. Vassar	And grant it, so it's very, very important that you find out and verify and isolate that issue, R-1 or R-2.
Comm. J. Orazietti	Are your neighbors, are they, have you spoken with your neighbors about?
A. Imperio	Our neighbors happen to be doing the addition.
Comm. J. Orazietti	Are they borderline neighbors? Are they
A. Imperio	Yup. He's the one doing it. He's doing one on his house as well.
Comm. J. Orazietti	OK. That also helps to, that we know that your neighbors don't object to this. It might help you, your plight.
A. Imperio	MM-mm. Yeah, unfortunately I was sent everything a little late so it didn't have time for everything to get back but he did sign it and he sent it back, it just didn't have time to make it back to me yet, the receipt.
Comm. E. Conklin	Well we're not worried about the receipt. As long as you mailed it out, that's all that matters.
A. Imperio	Yeah, but I mean for him to say he
Comm. E. Conklin	Yeah, um, one of these additions aren't 28 feet wide. Why is this, why, do you need this this wide?
J. Imperio	That was just like the maximum. Like it's not definite 28. We just wanted to go, that's
A. Imperio	Yeah. We still have the architect coming; we just need a garage.
Comm. E. Conklin	I mean, 24 to 26 is getting big for, I mean, a two-car garage can fit 24. 26 is a good, you know, good size.
A. Imperio	That was more the builders telling us to go, "If you're going to do it, go big."
Comm. E. Conklin	Yeah, well, the problem is going that big in this type of situation, you might get denied too.
A. Imperio	Yeah.
Comm. E. Conklin	You know, it's got to, I'm not saying you will, I'm just saying, the builder tells you that, you risk more of the risk of, you know, being denied in the situation, too, so. All right, um, a requirement I think definitely you have to, we need an A-2 survey,
A. Imperio	OK
Comm. E. Conklin	Uh, some border pictures of the property, OK to see impact upon neighbors or the neighbor of the neighbor of you. All right.
A. Imperio	<i>(Inaudible)</i> So what should I do with this?
Comm. E. Conklin	Well the next we're going to have is September. Third week of September. OK. So let's come back then.

A. Imperio	OK.
Comm. E. Conklin	All right. Unfortunately we aren't going to have a quorum for August; otherwise we'd have a meeting then.
Comm. L. Adanti	May I just ask one question?
Comm. E. Conklin	Sure.
Comm. L. Adanti	Uh, on the addition, construction of a two-story addition, 29 feet by 28 feet
J. Imperio	No, 28 by 24.
Comm. L. Adanti	OK, so that's incorrect on our notes.
Comm. E. Conklin	I think everything is incorrect here. <i>(Multiple voices)</i> You know what? OK. Yeah. Cause if you, that looks like a 9.
<i>(Inaudible; multiple voices)</i>	
Comm. E. Conklin	24 by 28.
A. Imperio	It was a really stressful, uncomfortable experience when I came to Town Hall.
Comm. E. Conklin	OK. All right. Let me, uh...I'll look at this and I will mark mine up afterwards.
A. Imperio	So there's no way we can submit pictures or anything sooner before the September meeting?
Comm. E. Conklin	No, cause we have to meet on it and vote on it. It's actually 24. All right. Any other questions, concerns?
A. Imperio	Even it's like a hardship like we have children that we need bedrooms for?
Comm. E. Conklin	There's nothing. There's nothing that can be done. We have to have a meeting and we are run by the state statutes so we have to follow certain rules and regulations. We aren't run by the city. All right.
J. Imperio	Yup.
Comm. E. Conklin	OK. So, we'll keep this hearing open until then. All right?
J. Imperio	All right. You need these, or?
Comm. E. Conklin	Yes, yeah. Let's go to the next one.
	#0616-02 23 Tuckahoe Drive, Andrew Anderson, of 23 Tuckahoe Drive, Shelton.
Comm. B. Vassar	Item #2, #0616-02, 23 Tuckahoe Drive, Andrew Anderson, of 23 Tuckahoe Drive, Shelton, for a variance to Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Woodfield Drive from 40 feet to 34 feet in order to allow for the construction of a wrap-around porch, and a variance to same Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Tuckahoe Drive from 40 feet to 28 feet to allow for the construction of a new garage with a second-floor living space in an R-1 zone.
Comm. E. Conklin	Actually, they left; I would have shown them this one, what it looks like. All right. Name and address for the record please.
Andrew Anderson	Uh, Andrew Anderson, 23 Tuckahoe Drive.
Comm. E. Conklin	OK. Do you have pictures for us please?

Andrew Anderson	I have my letters.
Comm. E. Conklin	OK.
A. Anderson	I took several pictures more than 4.
Comm. E. Conklin	OK. Tell us what you're trying to do and why you can't meet the regulations.
A. Anderson	I'm looking to do, um, an addition and renovations to the same two-story house, (um and with that um, we want to build a new 3-car garage, um with a covered porch, um, and to go out the back of the house a little bit. And the other variance I'm requesting is for that corner of the covered porch that's passing through the setback line.
Comm. E. Conklin	OK. This corner
A. Anderson	This corner here, um, is, this is the existing garage now.
Comm. E. Conklin	OK.
A. Anderson	OK. And the existing driveway. So we would just be adding to um, we'll be rebuilding the garage and it will come far into the <i>(muffled)</i> area
Comm. E. Conklin	OK
A. Anderson	Um, this corner will remain at the
Comm. E. Conklin	And that corner is the existing variance that you have?
A. Anderson	Correct
Comm. E. Conklin	OK. They got, they received a variance March 16, 1982, to reduce the setback on Tuckahoe Drive for the corner of that garage, it's 28 feet.
<i>(Inaudible; multiple voices)</i>	
A. Anderson	I have a copy of that.
Comm. E. Conklin	Well, I have a copy right here.
A. Anderson	Oh, OK.
Comm. E. Conklin	OK. You want to see the property or the plans?
Comm. L. Adanti	Yes.
Comm. E. Conklin	Pretty much.....send that down there
<i>(Inaudible; multiple voices)</i>	
Comm. E. Conklin	They're just trying to; it's this corner over here that has the covered porch. You have city water, city sewer?
A. Anderson	I'm on city water and septic system.
Comm. E. Conklin	Septic system. Septic system is not going to be encroached upon...back half of the house?
A. Anderson	No. And I have um, a copy of the application from Naugatuck Valley, um, actually, on the A-2 survey, there's a new system actually plotted on there that was approved by Naugatuck Valley.
Comm. E.	OK. So you're upgrading your sewer system too, and that's all on this.

Conklin	
A. Anderson	Yeah.
Comm. E. Conklin	OK.
A. Anderson	I don't believe I'm required to um, but I'm doing it anyway since I'm doing everything else to the house.
Comm. E. Conklin	OK.
A. Anderson	And that's a copy of the application.
Comm. E. Conklin	All right. Um, any questions?
Comm. L. Adanti	May we see the pictures?
Comm. E. Conklin	The porch itself is going to be how deep?
A. Anderson	Front porch is 7 feet out. Side porch is 5 feet, 10 inches.
Comm. E. Conklin	OK. Can you verify that porch is going to go mid, out, mid-high between the two floors?
A. Anderson	Right.
Comm. E. Conklin	OK, and come out – all right. OK. Any other questions? Yup. I just want to pass this down here. I remember that area. Is your house set up or set down or, I think it's one of the houses that (<i>inaudible.</i>)
Comm. B. Vassar	It's one that, this is the uh,
(<i>Muffled voices</i>)	
A. Anderson	We feel it goes down there.
Comm. E. Conklin	Yeah, it is a little down there.
A. Anderson	Right.
Comm. E. Conklin	Yeah. Your house is set down a little bit off of, off of Tuckahoe Drive.
A. Anderson	Uh, some of it.
Comm. E. Conklin	Yeah.
A. Anderson	Yeah. I also have um; I talked to both of the adjoining property owners and also the neighbors directly across from me on Woodfield, and the two that are directly across from me on Tuckahoe. And they said um, they'll give me their signatures just to show that they don't have any objections to any of the work I'm doing.
Comm. E. Conklin	OK.
(<i>Inaudible; multiple voices</i>)	
Comm. B. Vassar	(Read Addendum #1* aloud) Looks like it was signed for by Kyna Lesko, 12 Woodfield Drive; Eric Dob
A. Anderson	Dobrynski
Comm. B. Vassar	Dobrynski?
A. Anderson	Dobrynski.
Comm. B.	Thank you, 26 Tuckahoe Drive; Pete Iversen, 29 Tuckahoe Drive; Bessan

Vassar	
A. Anderson	Bessan Baytar.
Comm. B. Vassar	19 Tuckahoe Drive, Vito Zebrowski, 30 Tuckahoe Drive. All signed.
Comm. E. Conklin	The uh, I noticed you're moving the driveway further away from the corner of this property, too. More over to here. And uh', hardship appears you got, you're on the corner lot.
A. Anderson	That's the main land hardship, is the corner lot.
Comm. E. Conklin	Cornet lot. And also it's not even square.
Comm. B. Vassar	Yeah, it slopes. All right. And the drain field is here. Can't build on this side.
Comm. E. Conklin	Right. Yeah. Septic is in the front, here. The septic galley is going to be fed back to this – do you know this is?
A. Anderson	This is the uh, new septic tank.
Comm. E. Conklin	Yeah.
A. Anderson	Uh, and my tank actually collapsed last year and I had to replace it.
Comm. E. Conklin	OK.
A. Anderson	So that's a new (<i>corpetine?</i>) Tank. Then, um the distribution piping comes down and these are the leaching fields here. The proposed new leaching fields. The current fields are also here
Comm. E. Conklin	OK
A. Anderson	But they're 55 feet long currently.
Comm. E. Conklin	OK. Tear that up and redo that too. Any other questions?
Comm. B. Vassar	Are these sheds going to remain here?
A. Anderson	Um, this shed is going to remain. This one I'm most likely taking down.
Comm. E. Conklin	All right.
A. Anderson	I also architectural drawings
Comm. E. Conklin	Oh, that's no problem. Cause you're just doing the porch and that's why I wanted to know it's only coming up half way between the two. This is non, this is conforming. The only spot that's - is right there.
A. Anderson	Correct.
Comm. E. Conklin	All right. OK. (Inaudible; quiet). Anybody in favor of this application?
Unknown voice	It's fine with me.
Comm. E. Conklin	I'm sorry?
Unknown voice	It's fine with me.
Comm. E. Conklin	OK. You have to come up to the table and give your name and address please for the record.
Kyna Lesko	Kyna Lesko, 12 Winfield Drive.
Comm. E. Conklin	OK. You're across the street?
K. Lesko	I'm behind him. I'm on Woodfield.
Comm. E.	Right here?

Conklin	
K. Lesko	Yes.
Comm. E. Conklin	All right, so you're to the east of him? All right.
K. Lesko	Correct.
Comm. E. Conklin	And you're saying you have no problem with it?
K. Lesko	I have no, no issues whatsoever.
Comm. E. Conklin	OK. All right, thank you.
K. Lesko	Mm-mm.
Comm. E. Conklin	Anybody else in favor? Anybody opposed? OK. Being no further discussion, I declare the hearing closed. Thank you.
A. Anderson	Thank you.
Comm. E. Conklin	On the 28 Blackberry Lane, the applicant, the applicant put in an application that would have been heard on the July meeting. But he asked to have it postponed until August. We're not having a meeting in August, so I got a 30-day extension from him to allow the application to be postponed until September. The application reads: "To City Hall Zoning Board of Appeals, 28 Blackberry Lane Variance Application, attention Ed Conklin, Chair, Zoning Board of Appeals, Please grant the 30-day extension for my hearing. The rescheduled hearing to be the third week of September. From Frank Vozzo." Thank you.

WORKING SESSION:

1. #0616 – 01 58 Waverly Terrace, Joseph and A. Imperio, of 58 Waverly Terrace, Shelton, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 feet to 10 feet, and a variance to Section 24, Schedule B, Line 11 to increase the maximum impervious lot coverage from 2.5% to 13% to allow for the construction of a two story addition, 29 feet by 28 feet in an R-1 zone. On the right is Comm. B. Vassar Cappiello of 54 Waverly Terrace, to the rear are Edmund and Donna Mackey of 11 Willard Road, on the left is Julius Fray of 62 Waverly Terrace, and in the front is Waverly Terrace.

Application continued, to be heard at the meeting on September 20, 2016.

2. #0616-02 23 Tuckahoe Drive, Andrew Anderson, of 23 Tuckahoe Drive, Shelton, for a variance to Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Woodfield Drive from 40 feet to 34 feet in order to allow for the construction of a wrap-around porch, and a variance to same Section 24.4, Schedule B Setbacks, Line 7 to reduce the minimum setback from the property line on Tuckahoe Drive from 40 feet to 28 feet to allow for the construction of a new garage with a second-floor living space on a corner lot in an R-1 zone. On the right are Peter and Lorraine Iverson of 29 Tuckahoe Drive, to the rear are Kyna and William Lesko of 12 Woodfield Drive, on the left is Woodfield Drive, and to the front is Tuckahoe Drive.

Motion made by Commissioner Adanti and seconded by Commissioner Vassar to approve the variance without stipulations. Motion passed by unanimous vote.

Acceptance of the Minutes of June 21, 2016.

Motion to approve the minutes as submitted by the clerk was made by Commissioner Cavallaro and seconded by Commissioner Adanti. Motion passed by unanimous vote.

Meeting adjourned at approximately 8:20 PM.

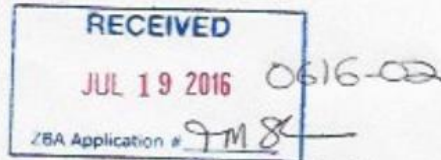
SHELTON BOARD OF ZONING APPEALS

Respectfully submitted by **Tina M. Kelly**
for Philip Jones, Secretary

(ADDENDUM #1 ON NEXT PAGE)

Zoning Board of Appeals – Public Hearing
July 19, 2016 7:30p.m.
Shelton City Hall

Property: 23 Tuckahoe Drive, Shelton, CT 06484



Variance applied for:

A variance to Section 24, Area, Location, and Bulk Standards, specifically Section 24.4, Setbacks of the Zoning Regulations has been applied for, for a variance in the setbacks as required by Schedule B Line 7 of the Zoning Regulations, "Min. Setback from Street Line", from the left side yard (Woodfield Drive) from 40 feet to 34 feet for a covered front and wrap around side porch as part of an addition and renovations to the entire property.

The undersigned property owners are my neighbors located around my property who have been fully informed of my plans for an addition and renovations. I have provided the opportunity to each of my neighbors to view my proposed plans (architectural drawings and A-2 survey) in person prior to signing this document.

By signing this document, each property owner is acknowledging that they have been informed by me (Andrew Anderson, 23 Tuckahoe Drive) of the addition and renovations and have no objections to the proposed plans and no objections to the Zoning Variance that has been applied for and described above which will be heard during a public hearing scheduled on July 19, 2016 at 7:30 p.m., located at Shelton Town Hall, 54 Hill Street, Shelton, CT 06484.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Kyna Lesko	12 Woodfield Dr.	
ERIK DOBRZYCKI	26 TUCKAHOE DR.	
Pete Iversen	29 Tuckahoe Dr.	
Bessam Bayrak	19 Tuckahoe D.	
Vito Zebrowski	30 Tuckahoe	

