

Edmund Conklin, Chairman	Phillip A. Cavallaro, Sr., Vice-Chairman
Linda Adanti	Philip J. Jones
James Oraziotti	Bryan Vasser
Zoning Enforcement Officer	Building Inspector
Planning & Zoning Commission	Corporation Counsel
Wetland Enforcement Officer	Fire Marshal
Conservation Commission	City/Town Clerk

**ZONING BOARD OF APPEALS HEARING**  
**Tuesday, June 19, 2018 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#0618-01**      **58 Birchbank Road, Edward Kisluk of 58 Birchbank Road, Shelton**, for a variance to Section 24, Schedule B, Line 7 to reduce the minimum setback from the front street line from 40' to 20' and a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the left side line from 15' (20% of the frontage) to 6' in order to construct a pre-fabricated garage measuring 16' x 24' x 15' high in an R-1 zone. The property is bordered on the right by Joe and Linda Martinka (59 Birchbank Road); in the rear by the Housatonic River; on the left by Laura Belske (57 Birchbank Road); and in the front by Birchbank Road.

**#0618-02**      **128 Long Hill Cross Road, Jake Marasco, West-Con Tool & Die, Inc. of 128 Long Hill Cross Road, Shelton, (Dave and Laura Marasco of Snug Harbor, LLC, 44 Snug Harbor Road, Milford, CT, 06460, Owners)** for a variance to Schedule 24 Standards for an L.I.P. zone, Line 7 to reduce the rear setback (street line of Route 8) from the required 75' to 10' in order to construct a 150' x 105' single-story addition to the existing 14, 756 sq. ft. manufacturing building in an L.I.P. zone. The property is bordered on the right by 1. WNC Management, LLC (120 Long Hill Cross Road) and 2. Frei Real Estate, LLC, 6 Armstrong Road, Shelton, CT (134 Long Hill Cross Road); in the rear by State of Connecticut Department of Transportation, 2800 Berlin Turnpike, P.O. Box 317546, Newington, CT, 06131-7546 (CT Route 8); on the left by Forest 4 Associates, LLC, 329 Bridgeport Avenue, Shelton, CT (4 Forest Parkway); and in the front by Long Hill Cross Road.

**#0618-03**      **30 Soundview Drive, Richard Moccoie Jr. and Elizabeth Moccoie of 30 Soundview Drive, Shelton**, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the left side property line from 25' to 18' in order to construct a 2-story addition to include a 2-car garage, 4 bedrooms, 2 bathrooms, and a sunroom in an R-1 zone. The property is bordered on the right by Marie Roy (22 Soundview Drive); in the rear by Glenn and Janet Wells (31 Sportsman Drive, rear lot); on the left by Lucille Wells (35 Sportsman Drive); and in the front by Soundview Drive.

**#0618-04**      **29 Birchbank Road, Maureen D'Ascanio of 29 Birchbank Road, Shelton (c/o Atty. Dominic Thomas, 315 Main Street, Derby, CT 06418)**, for a variance to Sec. 24.4.12 to: 1. Reduce the minimum setback from the right side property line from 10' to 7' at the deck addition (8' to the new porch) and 2. Reduce the minimum setback from the left side property line from 10' to 5.6' in order to renovate an existing one family structure in an R-1 zone. The property is bordered on the right side by Russell and Dawn Godin (31 Birchbank Road); in the rear by the Housatonic River; on the left by the City of Shelton (Public Right of Way to the Housatonic River); and in the front by Birchbank Road.

**OTHER ITEMS OF BUSINESS FOR BOARD:**

**Vote on approval of minutes from April 17, 2018.**

by Tina M. Kelly  
for **PHILIP JONES, SECRETARY**  
**SHELTON BOARD OF ZONING APPEALS**