

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

**AGENDA**  
**ZONING BOARD OF APPEALS HEARING**  
**SPECIAL MEETING**

**Tuesday, September 15, 2020 at 3:00 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#0920-01      68 Nichols Avenue, Henk Jansen of 68 Nichols Avenue** for a variance to Schedule B, Line 8 to reduce the minimum setback from the rear property line from the required 30' to 10' in order to install a pool in an R-2 zone. Property is bordered on the right by Mike Hazzard (62 Nichols Avenue); in the rear by Kim Greene (42 Sorghum Road) and by Rebecca Mitchell (39 Sorghum Road); and on the left by Vlad Kostove (72 Nichols Avenue).

**#0920-02      41 Hilltop Drive , Michael and Tricia Kennedy of 41 Hilltop Drive** for the following 2 variances to Schedule B, Lines 8 and 9: 1) to reduce the minimum setback from the left-side property line from the required 30' to 14'; 2) to reduce the minimum setback from the rear property line from the required 30' to 22' in order to install a pool in an R-1 zone. The property is bordered on the right by Jim Maybeck (49 Hilltop Drive); in the rear by Melissa Fletcher (23 Meadow Ridge Road); on the left by Chris and Markell Bacoulis (35 Hilltop Dive); and in the front by Dave and Paulette Patrick (40 Hilltop Drive).

**#0920-03      68 Providence Avenue, James Doolan of 68 Providence Avenue** for a variance to Schedule B, Line 8 to reduce the minimum setback from the rear property line from the required 25' to 12' in order to construct a new deck in an R-4 zone. Property is bordered on the right by Mark Ciuchta (60 Providence Avenue); in the rear by Stephen Decatur and Richard Rogers (41 and 43 Pawtucket Avenue); and on the left by Paul Podemski (72 Providence Avenue).

**#0920-04      17 Theodore Road, Timothy Brown of 17 Theodore Road** for a variance to Schedule B, Line 9 to reduce the minimum setback from the right-side property line from the required 30' to 21' in order to construct a shed addition in an R-1 zone. The property is bordered on the right by Torres Fiorella and Laguna Giancarlo Bravo (7 Theodore Road); rear border is N/A; and on the left by Paul and Stacey Russell (19 Theodore Road).

**#0920-05      557 Long Hill Avenue, Steven Brighindi of 557 Long Hill Avenue** for a variance to Schedule B, Line 9 to reduce the minimum setback from the right-side property from the required 30' to 17' in order to add a one-story addition in an R-1 zone. The property is bordered on the right and in the rear by the City of Shelton (Long Hill School) and on the left by Lisa and Michael Kingersky (555 Long Hill Avenue).

**#0920-06 5 Bristol Drive, Ken Walsh for John Labate, Owner,** for a variance to Schedule B, Line 7 to reduce the minimum setback from the front property line from 40' to 26' in order to construct a deck measuring 12' x 44' in an R-1 zone. The property is bordered on the right by Michael D'Amico (11 Bristol Drive); in the rear by Joseph Flamini (7 Regent Drive); on the left by Robert Burrs (29 Falmouth Drive); and in the front by Jennifer Deleon and Barry Skinner (2 and 6 Bristol Drive).

**OTHER ITEMS OF BUSINESS**

**Board to vote on approval of minutes from the Special Meeting held on June 23, 2020.**

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