

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

Meeting, Tuesday, June 20, 2017 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

1. #0517-01 60/62 Geissler Drive, Laura Ferrary of 62 Geissler Drive, Shelton for a variance to Section 24, Schedule B, Line 8 to reduce the minimum setback from the rear property line from 25 ft. to 5 ft. in order to construct an above ground swimming pool measuring 15'x 30'x 54' in an R-4 zone. The property is bordered on the right by David and Karen McGovern (66 Geissler Drive); in the rear by David Morais (67 Willoughby Road); on the left by Bev and Nick Uberti (56 Geissler Drive); and in the front by Geissler Drive. (*Hearing continued from May meeting*).

2. #0517-02 24 Nicholdale Road, Joseph Ferro w/ BRR Architects of 24 Nicholdale Road, Shelton, for a variance to Section 24.4.12 to reduce the minimum setback from the left side property line from 20 ft. to 8 ft. and a variance to Section 24.4 to reduce the minimum setback from the rear property line from 30 ft. to 14.67 ft. in order to construct a one story, detached, 32'6" x 22'0", wood framed garage with concrete slab in an R-1 zone. The property is bordered on the right by Serena Stanley (20 Nicholdale Road); in the rear by Joseph Palmucci (30 Nicholdale Road); on the left by Mark Casagrande (28 Nicholdale Road); and in the front by Richard and Sandra Novack (27 Nicholdale Road). (*Hearing continued from May meeting*)

3. #0617-01 4 Waverly Road, Kathleen T. Yolish of 4 Waverly Road, Shelton, for a variance to Schedule B, Line 9 to reduce the minimum setback from the right side property line from 20 ft. to 5 ft. in order to construct a 2-car, 24 ft. x 24 ft. detached garage in an R-2 zone. The property is bordered on the right by Barry and Josephine Lifrieri (5 Waverly Road); in the rear by Earl Street; on the left by Regina Lycoudes (45 Nichols Avenue); and in the front by Waverly Road.

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from May 16, 2017.

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