AGENDA:
1. #0317-01 194 Mohegan Road, Lot #2, Duane Howell of 28 Hidden Pond Land, Trumbull, CT
2. #0317-02 194 Mohegan Road, Lot #3, Duane Howell of 28 Hidden Pond Land, Trumbull, CT
3. #0417-05 137 Howe Avenue, Dominic and Jean Fabozzi, LLC of 100 Myrtle Street, Shelton
4. #0417-06 27 Weybosset Street, Wlodzimierz Pawilcz of 27 Weybosset Street, Shelton
5. #0517-01 60-62 Geissler Drive, Laura Ferrary of 62 Geissler Drive, Shelton
6. #0517-02 24 Nicholdale Road, Joseph Ferro with BRR Architects of 24 Nicholdale Road

Chairman Edmund Conklin: Good evening ladies and gentlemen and welcome to the May 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 placarded your property, that you provide four pictures—one including the placard—and the receipts indicating that you have notified your abutting neighbors 10 days in advance of the 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. Two recorders on the table, pick—only record one person speaking at a time. And the conversation at all times is between the person at the table and the board members themselves. Also, please turn off or mute your cell phones and any conversations in the audience need to be taken into the hall. Present tonight, our Alternate Commissioner James Orazietti; Commissioner Linda Adanti; our clerk, Tina; myself, Ed Conklin; to my right is Jamie Jones; to his right is Phil Cavallaro; and to his right is Bryan Vasser.

Commissioner Jamie Jones: 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 Tuesday May 16, 2017 at 7:30pm in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT.

#0317-01 194 Mohegan Road, Lot #2, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT. (Hearing continued from April) AND
#0317-02 194 Mohegan Road, Lot #3, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT. (Hearing continued from April)

Commissioner J. Jones: #0317-01, 194 Mohegan Road, Lot #2, Duane Howell of 28 Hidden Pond Land, Trumbull, CT, for a variance to section 24.11.1 to reduce the access road, width/road frontage leading to the rear, residential lot #2 from 30 ft. to 20 ft. in an R-1 zone. This is continued from April. And #0317-02, 194 Mohegan Road, Lot #3, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT, for a variance to Section 24.11.1 to reduce the access width/road frontage leading to the rear, residential lot #3 from 30 ft. to 20 ft. in an R-1 zone. This is also continued from April.

Jim Swift: Good evening (Coughing) My name is Jim Swift, professional engineer. Mr. Howell is here. He’s not feeling well. I told him to--

Chairman E. Conklin: --lie to the side?

Jim Swift: Yup.

Chairman E. Conklin: Thank you. Okay. Last discussion we were going to get input from the fire marshal, city engineer, and Planning and Zoning. Uh, if you’ll read that, that’s the letter I sent to them.

Commissioner J. Jones read the following memos to James Tortora, Fire Marshal; Robert Kulacz, City
Re: 194 Mohogan Road

James Tortora, Fire Marshal
Robert Kulacz, City Engineer
Richard Schultz, Planning and Zoning

The Zoning Board of Appeals is looking for input from your office (P&Z, Engineering Office, Fire Marshals) in regards to the proposed sub division at 194 Mohogan Road. This sub division consists of two front lots and two rear lots. They are looking for a reduction on rear access width from 30 feet to 20 feet.

Issues of concern:

1. 3 road cuts on a heavily traveled road. (Instead of common drive to service all 4 houses)

2. Reduction of the road frontage for the rear lots. Which means that the driveway width would have to be reduced for a snow shelf and drainage between the double driveways to the two rear lots. (width needed for fire apparatus on a supported driveway)

3. Common 40 foot access to both rear lots.
We are looking for the input for our next meeting, which is on May 16th.

Sincerely

Ed Conklin, Chairman
Zoning Board of Appeals

Thanks,

Ed Conklin
Computers & Imaging Solutions Inc
dba Integrated Computer Solutions
Shelton, CT 06484
203-944-0311
Web: IntegratedComputersCT.com
InfComSrvc@sabglobal.net

"Losers quit when they're tired, winners quit when they've won" (From Eddy's Facebook)

Think Green! Is printing this email necessary?

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https://mg.mail.yahoo.com/neo/launch?partner=sbc&.rand=3ob7gbe2mjuf 5/16/2017
There is no code restriction on the width of a driveway to a residential home. Therefore, this office has no comment on the issue. If you have any questions feel free to contact me.

Chic

James M Tortora
City of Shelton
Fire Marshal
54 Hill Street
Shelton Conn 06484
(w) 203-924-1555 x1340
(c) 203-943-9374
(fax) 203-924-7560

From: Robert Kulacz
Sent: Tuesday, May 09, 2017 10:16 AM
To: Integrated Computer Solutions <intcomsrv@sbcglobal.net>; James Tortora <j.tortora@cityofshelton.org>; Rick Schultz <r.schultz@cityofshelton.org>; Shelton Eng <shelton.eng@cityofshelton.org>
Cc: Tina Kelly <kellytinamarie@yahoo.com>
Subject: RE: 194 Mohegan Road
Good Morning,

This office would only recommend two 20-foot wide access ways for the two rear lots with the following conditions:

- A single paved common driveway shall be provided to serve the two rear lots.
- The two access ways shall abut each other.
- The common paved driveway shall meet the requirements of the P&Z regulations.
- The common driveway shall be centered along the boundary of the abutting access ways.

There is no major concern with three new driveways at this location. Sightline is not a problem and there will be no driveways opposite this property because there is City Open Space land across the street.

Bob

Robert F. Kulacz, P.E.
City Engineer
City of Shelton
54 Hill Street
Shelton, CT 06484-3207

Phone: 203-924-1555 Ext 1347
Fax: 203-924-1136

Business Hours: 8:00AM-5:30PM, Tuesday-Friday

https://mg.mail.yahoo.com/neolaunch?partner=sbc&rand=3ob7gbe2mjufj 5/16/2017

Chairman E. Conklin: OK. I also got input from Rick Schultz who said we like to stand with our usual comments that all rear lots, we like to see as driveways, and not a street of any sort—a lot of reasons: city maintenance… All the things we discussed before.

Chairman E. Conklin: Okay? Questions? Any more questions from the board? Okay. Do you have any more input that you’d like to give?

Jim Swift: I do not.

Chairman E. Conklin: Okay. Being no other questions or input, I’ll declare the hearing closed.

Jim Swift: Thank you.

Chairman E. Conklin: Okay.
Duane Howell: Thank you.

Commissioner J. Jones: Next?

Chairman E. Conklin: Yup.

#0417-05 137 Howe Avenue, Dominic and Jean Fabozzi, LLC of 100 Myrtle Street. (Hearing continued from April)

Commissioner J. Jones: Okay. #0417-05 137 Howe Avenue Dominic and Jean Fabozzi, LLC of 100 Myrtle Street, Shelton for the following two variances: One variance to standards schedule B line 2 to reduce the minimal lot area for dwelling units from 7500 square feet to 1992 square feet. And schedule B line 12 to increase impervious coverage lot area from 50 to 52.8 percent in order to create a lot split of parcels A and B in an R-4 zone. This is continued from our April meeting.

Chairman E. Conklin: Okay. Last time we were missing pictures. We got them. Thank you.

Jean Fabozzi: And here are the rest of my photos that came in.

Chairman E. Conklin: See the problem is these pictures are showing the building.

Jean Fabozzi: What do you want?

Chairman E. Conklin: They’re supposed to be showing the outside edge of the building and what you’re affecting.

Jean Fabozzi: Oh, I didn’t know that.

Chairman E. Conklin: And what you are encroaching upon. (Coughing, inaudible) But we have the map and other things too so… Okay. Also, you were going to modify the application.

Jean Fabozzi: Mh-hmm.

Chairman E. Conklin: All right.

Jean Fabozzi: And, it’s a lot better this time.

Chairman E. Conklin: Okay.

Jean Fabozzi: The uh… this is now going to be--you wanted 2,500.

Chairman E. Conklin: Well, we just--

(Talking over each other)

Jean Fabozzi: To godfather in…

Chairman E. Conklin: OK. We were just asking what it was at that time, but--

Jean Fabozzi: Right.

Chairman E. Conklin: Well, okay. So what, you, you have now a reduction square-footage for (Inaudible) unit. And this is for the ten apartments.

Jean Fabozzi: Mh-hmm.
Chairman E. Conklin: From 7,500 to 2,811.6. Okay. Uhm, increase on lot coverage from 5% to 12%. I thought we were--I thought you were at 52%.

Jean Fabozzi: It was. That was, that was a… That…

Chairman E. Conklin: You were at 50 and you were going to 52.8 with this we should have dropped.

Jean Fabozzi: It’s now 38.7.

Chairman E. Conklin: Yeah that’s, that sounds about right.

Jean Fabozzi: It’s now 38.7.

Chairman E. Conklin: Okay, so that’s not a very--yeah, right. 48…

Jean Fabozzi: Right here. Right here on, right here. It was, what, 50…?

Chairman E. Conklin: It was 52.8.

Jean Fabozzi: And now it’s…

Chairman E. Conklin: Now it’s--

Jean Fabozzi: 30.

Chairman E. Conklin: Well, according to this the maximum impervious is 48.2, which is below the--

Jean Fabozzi: Right now, it’s 38.7.

Chairman E. Conklin: Okay. Either one of these is below so. Uhm, and, the impervious lot coverage from 5 to 12 and 12.6. That’s for max, uh, coverage in that. You were at 17.8 so you dropped some on that too.

Jean Fabozzi: Mh-hmm.

Chairman E. Conklin: All right. Setback from the rear line to 22.5 and that didn’t change at all because we’re at the same, the same corner.

Jean Fabozzi: Right.

Chairman E. Conklin: Okay.

Jean Fabozzi: And I also have, uh, out of the 7 people, 4 people wrote me letters that approve it. That they don’t mind.

Chairman E. Conklin: Okay. Please read those.

Commissioner J. Jones: Okay, first letter.

Commissioner J. Jones then read the following four letters:
I have no problem with Fabozzi splitting property.
Lei Wei Chen
46 Myrtle Street
Lei Wei Chen

To Whom It May Concern,

I do not have a problem with the Fabozzi's splitting their property.

Sincerely,

[Handwritten Signature]
5/4/17
Chairman E. Conklin: Yeah, but I see one other issue on this map. Where this setback on the side, now is 10 feet.

Jean Fabozzi: Well it was 8, I think. Was it?
Chairman E. Conklin: (Papers rustling; inaudible) Okay. Let me get the map out to take a look. OK. That far corner was 8, yes. Yes, okay. 8.6. I have a, other question, too, that we’re sort of removing this from this building. This meets all setbacks?

Jean Fabozzi: Yes.

Dominic Fabozzi: Oh yeah.

Chairman E. Conklin: Okay.

Dominic Fabozzi: It was approved by the city.

Chairman E. Conklin: What’s that?

Dominic Fabozzi: The city approved it.

Chairman E. Conklin: Well--

Dominic Fabozzi: 75--

Chairman E. Conklin: Yeah, but they did it as a PDD, didn’t they? Isn’t there a special--

Dominic Fabozzi: It’s a little more in the front, 32 in the back.

Jean Fabozzi: Oh here’s the, uh--

Dominic Fabozzi: A proof of the distance--

Jean Fabozzi: He’s talking about the big building.

Dominic Fabozzi: Not the building, he’s--

Jean Fabozzi: Which one are you talking about? Oh, this one? Yes.

Chairman E. Conklin: This building.

Dominic Fabozzi: Yes.

Jean Fabozzi: Yes, the surveyor told us today that we meet every, uh--

Chairman E. Conklin: Setback.

Jean Fabozzi: Yes, yes.

Chairman E. Conklin: Okay.

Jean Fabozzi: He made it just small enough to give all the land to this place--

Chairman E. Conklin: Mh-hmm.

Jean Fabozzi: --and to give us just enough for all of our setbacks.

Chairman E. Conklin: Okay. I just wanted to verify that the sides and everything--

Dominic Fabozzi: The size we could have gone with--
Jean Fabozzi: Yes.

Chairman E. Conklin: Where you’re splitting this building apart--I don’t want you to be coming back for another variance because--

Jean Fabozzi: No.

Chairman E. Conklin: --this building does not meet…

Jean Fabozzi: No.

Dominic Fabozzi: When building was built, uh, the left sides are there. Could’ve gone, I could have gone another 12 feet.

Jean Fabozzi: Yeah. From here to here?

Dominic Fabozzi: Through the property line. Not the prop--

Chairman E. Conklin: Oh, this is R-4 zones. You have 8 feet for the side property. Okay. Good. Questions? Okay, so it’s been modified to make it a little more robust, a little more square footage per lot. Okay. Any other questions? Concerns? All right. I think, I mean this plan sort of meets the concerns that you had about rear access, things of that nature. Uhm… Good.

Commissioner J. Jones: So they’ll have the right of way?

Chairman E. Conklin: Yes. Now…

Vice-Chairman Philip Cavallaro: You done with this?

Chairman E. Conklin: Yeah. I, I don’t, I mean this is some thoughts that I had on this, and don’t know if this would be a problem for you, uh-- what these are returned?

Jean Fabozzi: Yeah. And one of those that was refused

Chairman E. Conklin: Yeah.

Jean Fabozzi: He, we saw him at Costco and he agreed to write us a letter, so he--

Chairman E. Conklin: As long, as long as they were mailed out to this people. That’s all we care about. Okay. That’s all that’s required. Uhm, essentially this driveway, even though the driveway belongs to them, is going to become the driveway for this property here.

Jean Fabozzi: Correct.

Chairman E. Conklin: Now, this has full lot frontage so you’re going to change the address to this building to 100 Myrtle Street, correct?

Jean Fabozzi: Well, right now we do have that address.

Chairman E. Conklin: Okay.

Jean Fabozzi: That’s our mailing address, 100 Myrtle Street.

Chairman E. Conklin: Right, I know, but the legal address of this piece of property is 137 Howe Avenue.
Jean Fabozzi: Right, right. Correct. At this point in time.

Chairman E. Conklin: But, so you’re gonna obviously going to change that because you’re using this as your road frontage.

Jean Fabozzi: Yes.

Chairman E. Conklin: Uhm, one of the concerns I have is that we’re, we’re going to obviously want to have a deeded access, obviously you’re going to place a deed on, or a, restriction on this deed to provide access to this lot in perpetuity. Okay.

Jean Fabozzi: Mh-hmm.

Chairman E. Conklin: But also I think that even though this, this person is going to own the property

Vice-Chairman Philip Cavallaro: I’m looking for a map--

Jean Fabozzi: Yes.

Chairman E. Conklin: I think there should also be something on the deed that stipulates that the person, whoever lives here--whether it’s you or the person of the future--has the responsibility to maintain this driveway.

Jean Fabozzi: Absolutely, absolutely.

Chairman E. Conklin: Okay. Because I don’t want to see it coming in the future that the next person who buys this house says well, they own the, they own the property and so it’s their responsibility to keep the address--

Jean Fabozzi: I would expect that, yes.

Chairman E. Conklin: --or keep the, the, the driveway. So, I think that should, should be on the deeds.

Jean Fabozzi: Yes.

Dominic Fabozzi: It’s well maintained right now.

Chairman E. Conklin: Right. Oh, I’m not worried about you. The problem is you’ve got to remember: this is something in perpetuity.

Jean Fabozzi: And I would want that on the deed as well.

Chairman E. Conklin: Okay.

Jean Fabozzi: Yes.

Chairman E. Conklin: That, that the person who resides at this, if you can change the legal address to 100 Myrtle Street, is responsible for maintaining this access to that property.

Jean Fabozzi: Okay, that’s good.

Chairman E. Conklin: Does that sound reasonable? Okay. Uhm, what other utilities travel under this driveway? You have power obviously.
Dominic Fabozzi: No, power comes--

Jean Fabozzi: No, our power comes from Howe Avenue.

Chairman E. Conklin: No, I mean by power, do you have any lights down here or anything else?

Dominic Fabozzi: Yeah, but, I got it off of that power (inaudible)

Jean Fabozzi: Ours.

Chairman E. Conklin: Okay.

Jean Fabozzi: Yeah, all of this--

Chairman E. Conklin: So there’s a light pole, I’m looking down here and didn’t see it but it’s up here, the light pole.

Jean Fabozzi: Yeah there’s lights here too but it all goes to us.

Dominic Fabozzi: All down to our house.

Chairman E. Conklin: Okay.

Jean Fabozzi: Because legally that’s our lights--

Chairman E. Conklin: Mh-hmm.

Jean Fabozzi: With taxes.

Chairman E. Conklin: Right.

Jean Fabozzi: So we can’t charge the building for it.

Chairman E. Conklin: Right.

Jean Fabozzi: We have to pay it.

Chairman E. Conklin: And that’s why I wanted to make sure that everything that becomes part of this house on that property is the responsibility of the house, of the house itself.

Jean Fabozzi: Right.

Chairman E. Conklin: Even though they have deeded access across it.

Jean Fabozzi: And we’re already working with Planning and Zoning on our water, on getting our water, our own water supply.

Dominic Fabozzi: We’re going to drill it.

Jean Fabozzi: We’re going to drill in the ledge and go down.

Chairman E. Conklin: Oh you’re gonna, you’re gonna put a well in?

Jean Fabozzi: No, we were going to go down Howe--
Chairman E. Conklin: But to get to it, you were going to go through here?

Jean Fabozzi: Yeah.

Dominic Fabozzi: They haven’t received our drill hole (?) – voices talking over each other)

Chairman E. Conklin: Okay. Where are you getting it now, off the sears? split with this?

Jean Fabozzi: Yeah.

Chairman E. Conklin: How about sewer?

Dominic Fabozzi: Sewer’s--

Chairman E. Conklin: Independent, or?

Jean Fabozzi: We have our own sewer--

Chairman E. Conklin: Okay.

Jean Fabozzi: But it does come down--

Chairman E. Conklin: Okay.

Jean Fabozzi: --here.

Dominic Fabozzi: It comes in with that other one.

Chairman E. Conklin: All right.

Dominic Fabozzi: This one takes sewer line? (Inaudible). That was all approved by what’s-his-face.

Chairman E. Conklin: Yup. Okay. I’ll make a couple of notes for myself here. Uhm… Okay, any other input? Okay. I mean your concern was access in the rear for emergency situations? Linda, Jim, anything? Okay. Anything else that you’d like to add?

Jean Fabozzi: I don’t think so.

Chairman E. Conklin: Okay. All right. Uh, being no other input, declare the hearing--oh, sorry. Anybody in favor of this application? Anybody in favor of this application? Anybody opposed to this application? Okay. Being no one, I declare the hearing closed. Thank you.

#0417-06 27 Weybosset Street, Wlodrimieiz Pawilcz of 27 Weybosset Street.

Commissioner J. Jones: #0417-06 27 Weybosset Street Wlodzimierz Pawilcz of 27 Weybosset Street Shelton, CT for a variance to section 24 schedule B line 8 to reduce the setback of the rear property line from 25 feet to 8 feet in order to construct an 18’ x 20’ deck in an R-4 zone.

Daniel Pawilcz: I’m here on behalf of my father. My name is Daniel Pawilcz. My father has very limited…

Recording Clerk T. Kelly: I need, excuse me, I need you to say it a little louder.

Chairman E. Conklin: One second.
Chairman E. Conklin: Name and address for the record please.

Daniel Pawilcz: Uh, Daniel Pawilcz. 27 Weybosset Street on behalf of my father Wlodzimierz Pawilcz.

Chairman E. Conklin: All right. Are you going to speak?

Daniel Pawilcz: I will.

Chairman E. Conklin: Okay. Uh, pictures?

Recording Clerk T. Kelly: How do you spell his first name?

Chairman E. Conklin: Okay, you initialed the placard that’s supposed to be on the property. That’s supposed to be on the property. That’s supposed to be on the property so any neighbors or anybody driving by will know that that’s going to be posted.

Vice-Chairman P. Cavallaro: Is it in any of the pictures there?

Chairman E. Conklin: I don’t see it off-hand.

Daniel Pawilcz: We did notify these people here.

Chairman E. Conklin: Okay. All right, could you tell us what you’re trying to do?

Daniel Pawilcz: Yes, what we’re trying to do is extend the deck, uh, right around in this area. Uh, there’s an existing, existing deck, uh, right here as you can, uh, see in the picture.

Chairman E. Conklin: Now, I have a question. This says proposed property line. Is this property split already?

Daniel Pawilcz: This property’s uh--

Chairman E. Conklin: Is this two properties?

Daniel Pawilcz: Yes, there’s, there’s uh, there’s a new house that Vern Krill built.

Chairman E. Conklin: Okay.

Daniel Pawilcz: And this is ours.

Chairman E. Conklin: Okay.

Daniel Pawilcz: So the existing porch is right here, it’s like a cement balcony. All we’re trying to do is just to build, extend the wooden deck just to make it slightly larger and then build a shed underneath away from that. So it doesn’t, just barely reaches the property line of the, of the next property--there’s a stone wall in place, there’s now.

Chairman E. Conklin: Okay.

Daniel Pawilcz: And other pictures.

Chairman E. Conklin: What is the elevation on this property? Is this property higher than this property?
Daniel Pawilcz: Uh, from the standpoint, it appears to be even, but there’s a hole uh, which this picture indicates. It’s quite, it might dangerous for little kids. We just want to make a longer deck for extra safety.

Chairman E. Conklin: Okay.

Daniel Pawilcz: I do have a small, small child.

Chairman E. Conklin: All right. This picture, this set of stairs--

Daniel Pawilcz: Mh-hmm.

Chairman E. Conklin: Is this staircase right here?

Daniel Pawilcz: Yes, sir. There already uh, the stairs are not in place no more.

Chairman E. Conklin: Okay. All right, they’re showing stairs being dropped down. And there is already sort of a deck up there. You’re going to extend that deck?

Daniel Pawilcz: Correct.

Chairman E. Conklin: Okay.

Daniel Pawilcz: It would be a wooden fixture instead of concrete.

Chairman E. Conklin: It’s kind of, yeah, that deck has a foundation underneath it.

Daniel Pawilcz: Yes, sir.

Chairman E. Conklin: Okay. Pass this down here. Questions? You’ve seen the pictures?

Commissioner L. Adanti: Yes, we have.

Chairman E. Conklin: Is this house served by city sewer, city water?

Daniel Pawilcz: Do you mind if I translate something? (Speaking Polish) Yes, it’s a city sewer.

Chairman E. Conklin: And city water?

Daniel Pawilcz: Yes.

Chairman E. Conklin: Okay. I see the house isn’t built very, it isn’t built in the building square either. So, the whole thing is kitty-corner and off to one side. Does that show the property fairly flat?

Vice-Chairman P. Cavallaro: There’s no (Inaudible) on it.

Chairman E. Conklin: On the pictures, yeah.

Vice-Chairman P. Cavallaro: And the back--

Chairman E. Conklin: It does drop right down though.

Vice-Chairman P. Cavallaro: Yeah, what happened to the back there? Why is it--

Daniel Pawilcz: The tree stump has been removed.
Vice-Chairman P. Cavallaro: So that destroyed all of that? The tree stump, or?

Daniel Pawilcz: Yes, there was a tree stump over the stairs. There was a big pine and then there was another tree, so we took out two trees which were basically elevating concrete with the roots. There’s a bunch of rocks there.

Chairman E. Conklin: Okay questions? Jim?

Commissioner J. Orazietti: I, I have a question. I’m just a little bit perplexed here. So is this deck going to be at ground level or is this in the air?

Daniel Pawilcz: Oh no, it’s going to be on the level of the existing deck which, which would be this extended. Uhm, so, just, just to, just to overhang uh, overhang that hole, so to speak, and then underneath we are planning on building a small shed maybe to, to store a couple of things.

Chairman E. Conklin: Which basically--

Commissioner J. Orazietti: So this, this is a continuation from?

Daniel Pawilcz: Yes, the rail, the railing is just a temporary that my father fabricated. However, we just wanna (talking over each other) yeah.

Commissioner J. Orazietti: That’s what I wanted to know. I didn’t, I didn’t know according to this if you were going to be ground level down here or up here.

Daniel Pawilcz: Oh, if I may show…

Commissioner J. Orazietti: I got ‘ya. So it’s going to go…

Daniel Pawilcz: Yeah, correct.

Chairman E. Conklin: All right. Okay, Jim?

Commissioner J. Orazietti: Mh-hmm.

Chairman E. Conklin: All right. Any other questions?

Commissioner J. Jones: I have one. Could you please spell your name for the secretary?

Daniel Pawilcz: Last name?

Commissioner J. Jones: Uh, first, first and last name.

Daniel Pawilcz: First name is Daniel. Last name is Pawilcz. P as in Paul, A, W, I, L, C, Z. And my father’s name is Wlodzimierz. Yeah, it’s there.

Recording Clerk T. Kelly: Yes. And you live at 27 Weybosset?

Daniel Pawilcz: I live there as well. Thank you.

Recording Clerk T. Kelly: Thanks, Jamie.

Commissioner J. Orazietti: I have one more question.

Daniel Pawilcz: Yes, sir.
Commissioner J. Orazietti: Because this is going to be here, where’s the staircase to this?

Daniel Pawilcz: Uh, staircase? (Speaking Polish)

Commissioner J. Orazietti: You’re obviously taking that out, right?

Daniel Pawilcz: Uh, these stairs will be covered, right? They will be (Speaking Polish) there, there will, there will, there will be no stairs from this side.

Commissioner J. Orazietti: There will be no back stairs period?

Daniel Pawilcz: No.

Commissioner L. Adanti: And you can access--when you put those away, can you access the house from here?

Daniel Pawilcz: We can, we can, we can access the house--uh, no, there’s, there’s just storage, but we can take this wall out here and we can access, come from behind.

Vice-Chairman P. Cavallaro: That’s your second egress from the house? You know, the front door and the rear door?

Daniel Pawilcz: Oh, there’s just a, there’s just a door right here, here on the deck. But, there’s no…

Vice-Chairman P. Cavallaro: But you have, how many exits do you have out of the house that you don’t have--

Daniel Pawilcz: In the upper level, on the upper level two--one on the deck and uh, one in the front of the house.

Vice-Chairman P. Cavallaro: All right, so the one on the deck is going to be accessible to get off the property, or do you have to jump off?

Daniel Pawilcz: Yes, yes, it’s going to be accessible to get off the property absolutely.

Vice-Chairman P. Cavallaro: Okay, because you said no stairs so that’s why I was concerned.

Chairman E. Conklin: Yeah, you’ve got to have a second egress.

Commissioner Bryan Vasser: How will you exit the deck? In the event of an emergency?

Daniel Pawilcz: In the event of the emergency, uh, (speaking Polish) uh, this wall, this wall that’s dividing here will be demolished, and it’s going to be an exit to the side.

Chairman E. Conklin: Oh, it’s at ground level?

Daniel Pawilcz: Yes.

Chairman E. Conklin: Okay. The second, the wide side, the wide side of that property is at ground level.

Daniel Pawilcz: Yeah.

Vice-Chairman P. Cavallaro: So where that blue tarp basically is.
Chairman E. Conklin: Yeah.

Vice-Chairman P. Cavallaro: Why is there a wall there?

Daniel Pawilcz: I have no idea, it’s been built all years ago with some cinder blocks and uh, it doesn’t make any sense.

Commissioner B. Vasser: You’re removing that wall?

Daniel Pawilcz: Yes.

Commissioner B. Vasser: As part of this project?

Chairman E. Conklin: Okay. Anybody in favor of this application? Anybody in favor? Anybody opposed to this application? Any other questions from the board? Being no more, I’ll declare this hearing closed. Thank you.

Daniel Pawilcz: Thank you, sir.

Recording Clerk T. Kelly: Thank you.

#0517-01 60/62 Geissler Drive, Laura Ferrary of 62 Geissler Drive.

Commissioner J. Jones: #0517-01 60-62 Geissler Drive Ralph Lowery of 62 Geissler Drive Shelton, CT for a variance to 24 schedule B line 8 to reduce the minimum setback in the rear property line from 25 feet to 5 feet in order to construct an above-ground swimming pool that is 15’ x 30’ x 54” in an R-4 zone.

Chairman E. Conklin: What was your question?

Daniel Pawilcz: Do we have to wait until you make a decision?

Chairman E. Conklin: We could possibly make a decision tonight, yes.

Daniel Pawilcz: Thank you.

Chairman E. Conklin: Hi. Good evening.

Ralph Lowery: Ralph Lowery and Laura Ferrary. She’s here.

Chairman E. Conklin: Okay.

Recording Clerk T. Kelly: Last names spelled, please.

Ralph Lowery: I’m sorry?

Recording Clerk T. Kelly: Could you spell your last name?

Ralph Lowery: Yeah, L, O, W, E, R, Y.

Chairman E. Conklin: And your address, please?

Ralph Lowery: 62 Geissler Drive.

Chairman E. Conklin: Okay.

Recording Clerk T. Kelly: Okay.
Chairman E. Conklin: Do you have any pictures for us, please?

Ralph Lowery: Yup.

Chairman E. Conklin: Okay. And, do you have uh the receipts from the mailing to the neighbors?

Ralph Lowery: Yup, we have two. Uh, the people on one side of us were out of town for a week and a half. They just got back. So we know that their mail was not, uh, not received quite yet.

Chairman E. Conklin: She had three receipts here. We only care about these that--

Ralph Lowery: Oh, okay.

Chairman E. Conklin: Yup.

Ralph Lowery: Yeah, there’s three receipts there.

Chairman E. Conklin: Okay. It’s up to the neighbor to pick them up.

Ralph Lowery: Two of them came back.

Chairman E. Conklin: All right. Tell us what you’re trying to do and why you can’t meet zoning regulations.

Ralph Lowery: Uh, we, we’re trying to encroach on the rear setback to put the pool in, so we’re going to be about 5 feet from the rear setback instead of 25.

Chairman E. Conklin: Which one near (Coughing, inaudible)

Ralph Lowery: If you look at where the bushes are showing there, that’s the rear, uh, line. You could see these stakes in the ground where the pool’s gonna go.

Chairman E. Conklin: Okay, uh… Let’s see. City water, city sewer on this property, or… ?

Ralph Lowery: Yes, city water, city sewer, yes.

Chairman E. Conklin: Okay. Why can’t the pool be moved up into that yard section that’s--

Ralph Lowery: Well, there’s a set of swings there now, but we would lose too much of the yard at that point in time.

Chairman E. Conklin: Eh, pardon?

Ralph Lowery: We would have almost nothing left of the rear yard between, uh, the two garages at that point. We thought about that at first, uh--it really would take away from the yard completely. It would almost cut off the access to the rear yard.

Chairman E. Conklin: You have right now three buildings on this property.

Ralph Lowery: Yeah, two two-car garages and the main house.

Chairman E. Conklin: Plus, a shed back here.

Ralph Lowery: No, the shed is on someone else’s property. There’s no shed there.
Chairman E. Conklin: What’s this?

Ralph Lowery: I’m not sure, that was the plot plan we got from the city.

Chairman E. Conklin: Okay.

Ralph Lowery: There’s no other buildings on there. Just the two-car garages and the shed. I mean, the uh, main house.

Chairman E. Conklin: Yeah, the lot probably changed. Yeah, it’s less than fifty, but it’s awfully close. There’s no number here, for the lot coverage. Anybody actually calculate out the lot coverage?

Ralph Lowery: Uh, yeah, they did that for me. Tom Dingle did it. I think he wrote it down here somewhere.

Vice-Chairman P. Cavallaro: Is this a two-family house?

Ralph Lowery: Yes.

Chairman E. Conklin: Uh, who is the pool accessible by?

Ralph Lowery: Sorry? The, the only way to be on the pool uh--

Chairman E. Conklin: Yeah, but that’s the lot area. That’s not coverage of the lot, actual percentage.

Ralph Lowery: The total footprint of the house is 1344.

Chairman E. Conklin: I have two garages--

Ralph Lowery: And the garages are, yeah the garages are 16’ x 24’.

Chairman E. Conklin: 16’ x 24’?

Ralph Lowery: Mh-hmm.

Chairman E. Conklin: And what size is the house did you say?

Ralph Lowery: Uh, it’s 42’ x 38’. So I think it’s 1344.

Chairman E. Conklin: That’s 15’ x 30’... Okay. 16 by 20, 25, 2,700. (Whispering; inaudible) All right. Okay, it looks like it is less. All right. Questions? All right so you guys, did you guys get the pictures down there?

Vice-Chairman P. Cavallaro: No.

Chairman E. Conklin: I did not get a chance to do an aerial view of this property. I have a feeling this is one that needs an aerial view to see exactly what is going on in the area.

Vice-Chairman P. Cavallaro: Well, the big deck is…

Chairman E. Conklin: Because I’m not seeing anything…

Vice-Chairman P. Cavallaro: I think the deck is attached to one of those garages.
Ralph Lowery: The one the right side of the property from the street. You see it?

Vice-Chairman P. Cavallaro: How big is that deck?

Ralph Lowery: 12’ x 24’.

Commissioner L. Adanti: Is that off the garage?

Ralph Lowery: Yeah, it’s attached right to the garage, yes.

Chairman E. Conklin: There’s a lot of coverage also.

Vice-Chairman P. Cavallaro: It’s a two-family not a duplex, right?

Ralph Lowery: No, it’s two-family: upstairs and down.

Chairman E. Conklin: Let’s see, uh, you guys didn’t see this one. Questions? You guys didn’t get a chance to look at this.

Commissioner B. Vasser: Is there a hardship stated on the application?

Chairman E. Conklin: No, it’s up to you to ask about hardship. There has to be a hardship asked. What, what is your hardship, and why you can’t meet the zoning regulations?

Ralph Lowery: The biggest hardship is if we put the pool on the setback, in between the two garages, the kids got no place to play at that point. It actually wipes the yard right out. So we are trying to maintain a play area for the kids. If I were to put the pool in between the two garages, they’d barely be able to get in and around it.

Chairman E. Conklin: Did the zoning enforcement officer when he filled this out know that it was a duplex?

Ralph Lowery: Yes.

Chairman E. Conklin: He did?

Ralph Lowery: Yup.

Chairman E. Conklin: (Inaudible)

Commissioner B. Vasser: And things can’t be configured in such a way that they play area can be on the opposite side of the pool, so it could be--

Ralph Lowery: You wouldn’t be--you would almost not be able to get around the pool.

Commissioner B. Vasser: Almost, or not?

Ralph Lowery: It would be tough. Somebody could get hurt trying to get around it.

Vice-Chairman P. Cavallaro: Well, that deck, couldn’t it have an inch on both ends of that deck so that you could cross that deck?

Ralph Lowery: Well, that’s what we were planning on doing now if we can get the variance--the entrance to the pool, we’re gonna put a railing around the pool. And the entrance to the pool will be off the back of that deck. I’ll put down one railing and we’ll be able to, we’ll build just be a set of stairs to get up to, uh,
the pool itself.

Vice-Chairman P. Cavallaro: Right, but if the pool is closer to the house, then the access to the area behind the pool would be from that deck.

Ralph Lowery: Uh, unfortunately, and then again, now the kids wouldn’t be visible from the house. They’d be hidden by the pool if they were playing back there.

Commissioner B. Vasser: This is an aboveground pool?

Ralph Lowery: Yeah, it’s an aboveground pool.

Chairman E. Conklin: And these are all the things that don’t meet the zoning of that lot as it stands. Minimum area of the lot is 7,500 square feet per, okay, and it’s only 6,700 per unit right now. Uhm, minimum dimensions of the lot, well that does meet it, that’s greater than 60. Lot frontage--

Vice-Chairman P. Cavallaro: Well, per unit doesn’t count because it’s a two-family house, right, not a duplex?

Chairman E. Conklin: Still counts--it’s livable units on that lot.

Vice-Chairman P. Cavallaro: Okay.

Chairman E. Conklin: And that’s actually what they have listed here. It’s only 67 per.

Commissioner L. Adanti: May I ask a question?

Ralph Lowery: Yes.

Commissioner L. Adanti: Who’s behind here? Whose… your home?

Ralph Lowery: Oh, that’s, yes, that’s uh David Morais’ rear lot.

Chairman E. Conklin: The rear, yes, David Morais. 65 Willoughby Road. Well, that’s the landlord, that’s not, of that property.

Ralph Lowery: Correct. He owns the property. Both units in that back, that is a duplex, they’re side-by-side and it’s rented out.

Commissioner J. Orazietti: So, excuse me, the guy behind you owns this property also?

Ralph Lowery: No, we own the property.

Commissioner J. Orazietti: Who’s this?

Ralph Lowery: David Morais. He owns the property back here. This is Bev and Nick Uberti and this is David and Karen McGovern. And David Morais owns this property but it’s a rental property for him. He lives on Willoughby Road.

Chairman E. Conklin: I, I, I didn’t put one out, and I think we’ve got to start doing this--see an aerial view of the surrounding neighborhood, neighbor properties. Uh, to see the full impact upon this. Uh, to see what actually is happening to everything in that neighborhood. Uh, we can, I can get that off the city GIS.

Vice-Chairman P. Cavallaro: I grew up on Geissler Drive.
Chairman E. Conklin: What’s that?

Vice-Chairman P. Cavallaro: I grew up there.

Chairman E. Conklin: Yeah. I, I think everybody needs to see what’s going on. Uh--

Vice-Chairman P. Cavallaro: Especially that close.

Chairman E. Conklin: Yeah, that close. Uh, we can keep it open until next month and I can get that map and bring it to see what the full impact is on this whole, whole thing. Does that sound like a reasonable idea?

Vice-Chairman P. Cavallaro: Yeah.

Chairman E. Conklin: Okay.

Commissioner L. Adanti: Yes, I agree.

Chairman E. Conklin: Yeah, all right.

Commissioner J. Jones: Can you get a letter from the one whose property is most affected?

Ralph Lowery: Yes, yup.

Chairman E. Conklin: Uh, did you mean--

Vice-Chairman P. Cavallaro: No, get a letter--

Commissioner J. Jones: Get a letter--

Chairman E. Conklin: Could you get a letter?

Ralph Lowery: Yes, I’m sure I could. I’ll call--I have his phone number and everything.

Vice-Chairman P. Cavallaro: And see if he’s in favor of it, or not.

Ralph Lowery: Okay. Okay, I’m sure.

Chairman E. Conklin: The problem is the renters. If someone ever buys in the future-- (Talking over each other) Okay. All right. So we’ll continue this until next month. We’ll get aerial maps to see exactly what the neighborhood looks like and we’ll fully unpack it. All right. This hearing is open till next month, so it continues--

Ralph Lowery: And will we be notified when the next hearing is, or?

Chairman E. Conklin: It’s the third Tuesday--

Ralph Lowery: The third Tuesday?

Chairman E. Conklin: The third Tuesday of the month.

Commissioner J. Orazietti: I got one more question before you go.

Chairman E. Conklin: Okay.
Commissioner J. Orazietti: Is this pool size 15’ x 30’ x 54” is this, uh, cast in stone? You didn’t already buy this did you?

Ralph Lowery: No.

Commissioner J. Orazietti: Okay.

Ralph Lowery: Definitely not cast in stone. I waited until we got the variance before I paid any money out.

Commissioner J. Orazietti: I mean, maybe you could go to a different size pool, round, whatever.

Ralph Lowery: I could, yup.

Commissioner J. Orazietti: Okay, just, just checking.

Chairman E. Conklin: All right.

Ralph Lowery: Okay. Thanks a lot guys.

#0517-02 24 Nicholdale Road, Joseph Ferro w/ BRR Architects of 24 Nicholdale Road.

Commissioner J. Jones: #0517-02 24 Nicholdale Road Joseph Ferro with BRR Architects of 24 Nicholdale Road for a variance to section 24.4.12 to reduce the minimum setback from the left side of the property line from 22 to 8 feet and a variance to 24.4 to reduce the rear setback from the rear property line from 30 feet to 14.67 feet in order to construct a 32-and-a-half foot by 22-foot wood framed with concrete slab in an R-1 zone.

Recording Clerk T. Kelly: Uh, Mr. Chairman, I’m going to change the tapes.

Chairman E. Conklin: Okay.

Recording Clerk T. Kelly: Okay. All set.

Chairman E. Conklin: Name and address for the record please.

Joseph Ferro: Joseph Ferro 24 Nicholdale Road, Shelton, CT.

Chairman E. Conklin: Okay. Are you going to speak?

Jason Bean: Yeah. Uh, Jason Bean 11 Windsor Road Monroe, CT.

Chairman E. Conklin: All right.

Recording Clerk T. Kelly: How do you spell your last name?

Jason Bean: B, B as in boy, E, A, N.

Recording Clerk T. Kelly: And what was the address?

Jason Bean: Oh, uh, 11 Windsor Road.

Recording Clerk T. Kelly: Okay, thank you.

Chairman E. Conklin: Pictures, please. All right. I’m gonna just send that down there for those--okay you
only have pictures though of the same spot on the property. You’re supposed to show all four sides of this, of the house.

Jason Bean: Those are from three different angles.

Chairman E. Conklin: Yeah, but you’re supposed to show all the sides of the house. You know, the width and the size of the house and everything else, too, so we can get an idea of what the property actually looks like.

Jason Bean: Okay.

Chairman E. Conklin: All right, send that down there. Okay, tell us what you’re--oh, do you have the--

Recording Clerk T. Kelly: This is not, this isn’t right.

Chairman E. Conklin: Do you have the mailings? Do you need those?

Jason Bean: We didn’t do any mailings yet.

Chairman E. Conklin: No, we have to have the physical mailings, certified mailings. It says right on there--

Recording Clerk T. Kelly: Like this--

Chairman E. Conklin: --certified mailings.

Recording Clerk T. Kelly: --they look like this.

Joseph Ferro: Okay.

Chairman E. Conklin: --uh, of the neighbors.

Jason Bean: Well, did you walk over…

Joseph Ferro: I walked over and I spoke to them.

Chairman E. Conklin: Yeah, y--no offense, not saying that you didn’t--but who knows--

Joseph Ferro: Understood.

Chairman E. Conklin: --who signed these things?

Joseph Ferro: Understood.

Chairman E. Conklin: We’ll, uh, continue this to next month. You have to mail those out to the neighbors, okay? It’s--we follow the state laws.

Joseph Ferro: Mh-hmm. That’s fine.

Jason Bean: No problem.

Chairman E. Conklin: All right. Tell us what you’re trying to do any why you can’t meet the zoning regulations.

Jason Bean: Uh, Joe and his wife Linda are trying to locate a two-car garage in the corner of their
property, on a very small R-1 lot. Uhm, and, the current driveway location, uh lends itself to this area. Uh, moving it any farther north in this direction.

Joseph Ferro: It would be west.

Jason Bean: Oh, I’m sorry, west, uhm, is gonna encroach on the property into the septic area, not allow additional room for the future septic as required by the health department. Uhm, there’s an existing shed here. It’s uh, it’s really just the most acceptable location to locate this garage. (Voices talking over each other)

Chairman E. Conklin: Is this lot an existing lot right now?

Jason Bean: Yes.

Chairman E. Conklin: Okay. It’s preexisting nonconforming.

Jason Bean: It’s preexisting nonconforming. All the lot coverage and things were filled in the application.

Chairman E. Conklin: I noticed that the driveway is serving two houses.

Joseph Ferro: It is an easement, yes.

Chairman E. Conklin: It’s an easement across adjoining properties and that this is supposed to be the building square.

Jason Bean: That is the building square.

Chairman E. Conklin: Where it’s supposed to be. So, uh, when was this house constructed?

Jason Bean: I want to say ’54, ’55.

Chairman E. Conklin: Okay.

Jason Bean: It’s been around a long time.

Chairman E. Conklin: So, pre, pre-zoning.

Jason Bean: Yes.

Chairman E. Conklin: That’s why it’s close to the road. And this is deck on the back?

Jason Bean: That’s the deck on the back.

Chairman E. Conklin: Okay. This is well and well also correct?

Jason Bean: Yes.

Chairman E. Conklin: Okay. And obviously you have existing septic which you use so--

Jason Bean: That would be the area, the health department--

Chairman E. Conklin: Health department requires for secondary.

Jason Bean: Exactly, yeah.
Chairman E. Conklin: Okay. ‘s the size is the shed?

Joseph Ferro: Shed or garage?

Chairman E. Conklin: Garage, I’m sorry.

Jason Bean: The garage is uh, 32’ x 22’ for Joe to, uh, have the space he wants for the two cars as well as the little storage space in the back, and work area.

Joseph Ferro: The shed is going so we are going to need space for the shed.

Chairman E. Conklin: Okay. It’s going to be how high?

Jason Bean: It’s, uh, one story--I believe it’s, it should be noted on that other zoning. It didn’t show much, was there a--

Chairman E. Conklin: I just need for the record that it’s less than 20--

Jason Bean: Oh, definitely less than 20 feet. Yeah, one story.

Chairman E. Conklin: Okay.

Jason Bean: *(Inaudible)*

Chairman E. Conklin: Not being used for business? Okay. No water, anything in that building.

Jason Bean: No, sir.

Chairman E. Conklin: Okay. Garage, uh, garage door height?

Jason Bean: 7 foot.

Chairman E. Conklin: 7 foot? Okay. Uh, questions?

Commissioner J. Orazietti: Where’s the shed going?

Jason Bean: Shed’s going. Gone.

Commissioner J. Orazietti: Nice shed.

Jason Bean: I built that.

Chairman E. Conklin: Any questions?

Commissioner B. Vasser: Are they over on lot coverage, or?

Jason Bean: No we’re not. The requirement for the minimum is 30% we’re at 24.5.

Commissioner B. Vasser: With this garage?

Jason Bean: With the garage, yup. All the, the numbers are on there.

Chairman E. Conklin: They’re on the back here.

Jason Bean: Uh, that was impervious coverage.
Chairman E. Conklin: The minimum lot area is 40,000 square feet. This is only 11,380, uh, square feet.

Vice-Chairman P. Cavallaro: And the lot coverage is based on the actual size of the lot?

Chairman E. Conklin: Yes.

Vice-Chairman P. Cavallaro: It’s not over based on actual size?

Chairman E. Conklin: Correct. *(Talking over each other)* Uh, lot minimum, lot frontage in this case is 100 feet. It should be regularly 200, minimum 135. It says it’s pre-existing nonconforming small lot in that area.

Commissioner B. Vasser: Are there any other garages--

Jason Bean: No.

Commissioner B. Vasser: --in the neighborhood this close to the *(Inaudible).*

Jason Bean: Oh, I don’t know the answer to that.

Alternate Commissioner Jim Cavallaro: Do you a, uh, letter from these folks here to you--

Chairman E. Conklin: Yeah, we do have letters from them.

Joseph Ferro: I, I apparently didn’t mail them out, I’m sorry.

Jim: I was wondering what these folks had to say.

Chairman E. Conklin: I’ll, I’ll have Jamie read these in for--

Jason Bean: They’re copies of the same thing.

Jim: And do you have pictures of the placards being posted?

Commissioner J. Jones then read the following letters signed by Serena Stanley, Mark Casaqrande, and Joseph J. Palmucci:
Application for Variance  
24 Nicholdale Road  
Shelton, CT  06484

May 13, 2017

Dear Neighbors,

We have applied to the City of Shelton for a variance to build a detached garage on our property. Because we have R1 zoning, the placement of the new garage will not fall within the proper setbacks required. Thus we need to apply for the variance.

We have a hearing on Tuesday May 16th to make this request to the Shelton Board of Zoning Appeals. One of the requirements of the application is approval from our adjoining neighbors. Please sign below if you are not opposed to our request, and to verify that we have discussed our plans with you.

Thanks in advance!!

Linda and Joe Ferro

[Signature]  
[Date]  
[Printed name]
Commissioner J. Jones: Okay.

Vice-Chairman P. Cavallaro: Now, do you have the pictures printed out or do we have to keep your iPad?

Jason Bean: We have uh, the only pictures we didn’t print were of the placard so those could be--

Chairman E. Conklin: Well, will you bring them next meeting, all those pictures?

Jason Bean: Yeah. I’m gonna need them.

Commissioner B. Vasser: I thought an aerial would be a good idea of this area as well.

Jason Bean: We could do that.

Commissioner B. Vasser: Okay.

Jason Bean: Sure. We could probably pick it up.

Chairman E. Conklin: Okay. Well, you get the, to see the GIS--

Jason Bean: That’s where the base of that document.

Chairman E. Conklin: Okay.

Commissioner L. Adanti: I’m just curious--may I ask--is this the front door to this house, the neighbor’s?

Jason Bean: That’s a side door, ma’am.

Jason Bean: Yeah that’s the garage--

Commissioner L. Adanti: Okay.

Jason Bean: --the driveway.

Chairman E. Conklin: Okay, we are going to be continuing this hearing to get the rest of the information that is needed uh next month, an aerial view. Is there any other questions, though, before we end so they can--nothing else? Are you okay? Okay.

Joseph Ferro: Obviously, I didn’t read--just for clarification we need to mail that certified mail to the three adjoining--

Chairman E. Conklin: The three abutting--yes, any abutting neighbors have to get certified mailing.

Joseph Ferro: And abutting is truly abutting--it’s not across the street or anything?

Chairman E. Conklin: No, just truly abutting neighbors.

Joseph Ferro: Are we going to go, when we come back next month, which is okay, uhm, do I need representation or is it something you’re just going to be looking for those three envelopes?

Chairman E. Conklin: We’re going to be looking for those three letters. We’re going to be looking at aerial views, see what the impact is, uhm--

Joseph Ferro: I don’t just want to waste Jason’s time. Is that all right?

Chairman E. Conklin: Yeah, yeah, I really don’t think he’s needed, uh, and I don’t see any other questions. Anything, anything that’s going to be--you’re the contractor.

Jason Bean: Designer.

Joseph Ferro: Designer.

Chairman E. Conklin: Okay, designer, architect.

Commissioner J. Orazietti: Is that placard visible from the street?

Jason Bean: Yes, sir.

Commissioner J. Orazietti: I know it’s in the window on the house. I just wanted--the photo you have--

Joseph Ferro: When I, when I spoke to the gentleman behind me, he actually had made reference that he saw it up there and was wondering what it was about. So when I spoke to him, he did, he did mention that he was able to see it.

Jason Bean: That photo’s standing from the street with the back against my truck. That house is only 13 feet from the street. But we can do one from the street so you can see it if you like. (talking over each other)

Chairman E. Conklin: Just, just take it from the front porch or something.

Joseph Ferro: Okay.
Chairman E. Conklin: Just, just for next month.

Joseph Ferro: All right.

Chairman E. Conklin: You know, okay?

Joseph Ferro: Sure.

Chairman E. Conklin: All right. We’ll see you next month then.

Joseph Ferro: No, that’s fine. No problem. Thank you.

Chairman E. Conklin: Third, third Tuesday of the month.

Joseph Ferro: Thank you. Do you want to keep the second one or you have one?

Ed: No, that’s fine. As long as we have one that’s all we need. Thank you.

(Papers rustling loudly).

Commissioner Philip Cavallaro: Now we need the receipt of the certified mail, not the green card.

(Papers rustling; voices talking over one another.)

Joseph Ferro: Great. Thank you. (Inaudible; noisy.) Acceptable if we just resend that letter?

Commissioner Philip Cavallaro: You don’t even have to send the letter.

Chairman E. Conklin: Well, yeah, he has to send the letter. But just resend that letter in the mail and that’s fine.

Joseph Ferro: OK. Thank you.

Chairman E. Conklin: I declare the hearing closed.

WORKING SESSION:

1. #0317-01 194 Mohegan Road, Lot #2, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT, for a variance to Section 24.11.1 to reduce the access width/road frontage leading to the rear, residential lot #2 from 30 ft. to 20 ft. in an R-1 zone.

AND

2. #0317-02 194 Mohegan Road, Lot #3, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT, for a variance to Section 24.11.1 to reduce the access width/road frontage leading to the rear, residential lot #3 from 30 ft. to 20 ft. in an R-1 zone.

Motion made by Commissioner Vasser and seconded by Commissioner Cavallaro to approve the variance with stipulations. Motion approved by unanimous vote.

3. #0417-05 137 Howe Avenue, Dominic and Jean Fabozzi, LLC of 100 Myrtle Street, Shelton for the following 3 variances: 1) Variance to Standards, Schedule B, Line 2 to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 2,811.6 sq. ft.; 2) Variance to Standards, Schedule B, Line 11 to increase the maximum lot coverage from 5% to 12.6%; 3) Variance to Standards, Schedule B, Line 8 to reduce the minimum setback from the rear property line from 25 ft. to 22.5 ft. in order to create a lot split of parcels A and B in an R-4 zone.
Motion made by Commissioner Adanti and seconded by Commissioner Jones to approve the variance with stipulations. Motion approved by unanimous vote.

4. #0417-06 27 Weybosset Street, Wlodrimieiz Pawilcz of 27 Weybosset Street, 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 8 ft. in order to construct an 18 ft. x 20 ft. deck in an R-4 zone.

Motion made by Commissioner Jones and seconded by Commissioner Adanti to approve the variance. Motion approved by unanimous vote.

5. #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.

(Hearing continued)

6. #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.

(Hearing continued)

MINUTES - APRIL 18, 2017 HEARING - Motion made by Commissioner Adanti and seconded by Commissioner Vasser to approve the minutes from the April 18, 2017 hearing as presented by the clerk. Motion approved by unanimous vote.

Meeting adjourned at approximately 8:45 P.M.

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