

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

Meeting, Tuesday, September 19, 2017 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#0917-01 155 Indian Well Road, Timothy Burnham and Jennifer Schwartunan of 158 Indian Well Road, Shelton, for variances to Section 5 – Area Location and Bulk Standards for PDD #25 in order to create a lot line revision which results in a non-conforming lot for 155 Indian Well Road. Variances are as follows: 1) Reduce lot area from 5,846 sq. ft. to 5,116 sq. ft.; 2) Reduce lot area per dwelling unit from 5,846 sq. ft. to 5,116 sq. ft.; 3) Reduce minimum dimension of square on lot from 70.9 ft. to 59.18 ft.; 4) Reduce the minimum lot frontage from 70.9 ft. to 59.18 ft.; 5) Reduce minimum setback from left side line from 19 ft. to 11.5 ft.; 6) Increase the maximum lot coverage from 33% to 37%; 7) Increase the maximum impervious coverage as % of lot area from 56% to 64%; 8) Increase the maximum floor area as % of lot area from 38% to 44% in a PDD #25 zone. Property is bordered on the right by Patricia and Richard K. Kotenski; in the rear by the Housatonic River; on the left by Timothy Burnham and Jennifer Schwartzman; and on the front by Indian Well Road.

#0917-02 94 Far Mill Street, Homestead Parcel, 94 Farmill Trustee, LLC of 94 Far Mill Street, Shelton, for a variance to Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 ft. to 20 ft. and a variance to Schedule B, Line 3 to reduce minimum dimension of square on lot from 150 ft. to 125 ft. in order to create 2 separate lots and an excess parcel in an R-1. zone. Property is bordered on the right by Tracey A. and Jim Deandrade (88 Far Mill Street); in the rear by Aquarion Water Company of 600 Lindley Street, Bridgeport, CT and Lorraine E. Kovac (98 Far Mill Street); and on the left by Aurelio and Laraine Garcia (100 Far Mill Street) and Bonnie L. Albright (104 Far Mill Street).

#0917-03 94 Far Mill Street, Parcel A, 94 Farmill Trustee, LLC of 94 Far Mill Street, Shelton, for a variance to Section 24.11.4 to reduce the minimum setback from the street line from 40 ft. to 15 ft. in order to create Parcel A which is to be deeded to the adjoining property owner at 90 Far Mill Street in an R-1 zone. Property is bordered on the right by Tracey A. and Jim Deandrade (88 Far Mill Street); in the rear by Aquarion Water Company of 600 Lindley Street, Bridgeport, CT and Lorraine E. Kovac (98 Far Mill Street); and on the left by Aurelio and Laraine Garcia (100 Far Mill Street) and Bonnie L. Albright (104 Far Mill Street).

#0917-04 94 Far Mill Street, Parcel B, 94 Farmill Trustee, LLC of 94 Far Mill Street, Shelton, for a variance to Schedule B, Line 3 to reduce the minimum square on lot from 150 ft. to 114 ft. and to Schedule B, Line 4 to reduce the minimum lot frontage from 135 ft. to 116 ft. in order to make Parcel B a building lot in an R-1 zone. Property is bordered on the right by Tracey A. and Jim Deandrade (88 Far Mill Street); in the rear by Aquarion Water Company of 600 Lindley Street, Bridgeport, CT and Lorraine E. Kovac (98 Far Mill Street); and on the left by Aurelio and Laraine Garcia (100 Far Mill Street) and Bonnie L. Albright (104 Far Mill Street).

#0917-05 Wooster Street, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton (Mary Merola, 2 Mary Street, Shelton, Property Owner), for a variance to Section 24, Schedule B, Line 7, to reduce the minimum setback from the street line from 25 ft. to 17 ft. in order to create a single family residence in an R-5 zone. Property is bordered on the right by Mary Jo Zito, 155 Wooster Street (Mailing address: PO Box 475 Center Street, Ossipee, NH 03814) and Valerie White Giannini, 60 Jane Street (Mailing address: 228 Hattertown Road, Monroe, CT 06468); and on the left by Adam and Dorota Dabrowski (4 Mary Street); and in the front by Wooster Street.

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from July 18, 2017.

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