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| 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, October 17, 2017 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#1017-01 78 Bridgeport Avenue, Daniel Sadowski of 60 Oak Avenue, Shelton (Joseph Volonino, EST, Owner) for a variance in order to construct a Used Dealer and Repair from the DMV in a Commercial Zone. Property is bordered on the right by David and Kim Abate (58 Bridgeport Avenue); in the rear by Frank Pascuzzo (93 Liltill Avenue), Linda Haines Barry (87 Liltill Avenue), Map 117D – Lot 17, 0.25 acres, and Piush Kumar (83 Long Hill Avenue); on the left by Ziam Murtishi (82 Bridgeport Avenue) and Aeton, LLC (85 Long Hill Avenue); and in the front by 78 Bridgeport Avenue, 117D – 7).

#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.

#1017-02 261 – 265 Riverview Avenue, Lot 1, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton, for a variance to Section 24, R-4, Schedule B, Line 1, Lot Size to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 7,000 sq. ft. in order to create a lot line revision for a new lot in an R-4 zone. (**See below for list of adjoining property owners.*)

#1017-03 261 – 265 Riverview Avenue, Lot 2, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton, for a variance to Section 24, R-4, Schedule B, Line 1, Lot Size to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 7,000 sq. ft. in order to create a lot line revision for a new lot in an R-4 zone. (**See below for list of adjoining property owners.*)

#1017-04 261 – 265 Riverview Avenue, Lot 3, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton, for a variance to Section 24, R-4, Schedule B, Line 1, Lot Size to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 7,000 sq. ft. in order to create a lot line revision for a new lot in an R-4 zone. (**See below for list of adjoining property owners.*)

***Adjoining Property Owners For #1017-02, #1017-03, and #1017-04, above:** These properties are bordered on the right by Judith M. Nichols (Riverview Avenue); in the rear by 209 Myrtle, LLC (882 Howe Avenue 138/29), Rocco, Carmelina, Eugenio P., and Marilyn M. Cufone (890 Howe Avenue 138/30), Stephanie Dellolio (896 Howe Avenue 138/31), and Samuel and Linda Cotte (880 Howe Avenue 138/28); on the left by Joseph Marek (259 Riverview Avenue 138/53); and in the front by Riverview Avenue.

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from September 19, 2017.

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