

Agenda:

- #0917-01 155 Indian Well Road, Timothy Burnham and Jennifer Schwartunan of 158 Indian Well Road, Shelton**
- #0917-02 94 Far Mill Street, Homestead Parcel, 94 Farmill Trulee, LLC of 94 Far Mill Street, Shelton**
- #0917-03 94 Far Mill Street, Parcel A, 94 Farmill Trulee, LLC of 94 Far Mill Street, Shelton**
- #0917-04 94 Far Mill Street, Parcel B, 94 Farmill Trulee, LLC of 94 Far Mill Street, Shelton**
- #0917-05 Wooster Street, Romano Brothers Builders, LLC of 6 Frans Way, Shelton (Mary Merola, 2 Mary Street, Shelton, Property Owner)**

CHAIRMAN EDMUND CONKLIN: Good evening ladies and gentlemen and welcome to the September 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 tonight's hearing. If you don't have these, we will schedule your hearing for the next 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 up here only record one person speaking at a time. And the conversation at all times is between the person who has the floor 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 hallway. Present tonight, are Alternate Commissioner James Oraziatti; Commissioner Linda Adanti; our clerk, Tina; myself, Ed Conklin; to my right is Philip Jones; to his right is Phillip 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 September 19, 2017 at 7:30pm in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT.

#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.

(Reads the following note):

To: Ed Conklin, Chairman
Shelton Zoning Board of Appeals

From: Timothy Burnham

Date: Aug. 8, 2017

Re: 155/158 Indian Well Rd., The Maples

I hereby request to withdraw my application which was scheduled for the Aug 15th ZBA public hearing. Please call me at 203-410-2248 to confirm receipt of this withdrawal and confirm that I will receive reimbursement of fee paid.

Timothy C. Burnham
Timothy C. Burnham
158 Indian Well Rd
Shelton CT 06484

Shelton ZBA
RECEIVED
SEP 19 2017
#0917-01
JMB

CHAIRMAN E. CONKLIN: Okay, so that one's going to withdraw.
- - - APPLICATION WITHDRAWN - - -

COMM. J. JONES: Okay.
#0917-02 94 Far Mill Street, Homestead Parcel, 94 Farmill Trulee, 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.
These are all together.

#0917-03 94 Far Mill Street, Parcel A, 94 Farmill Trulee, 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.

#0917-04 94 Far Mill Street, Parcel B, 94 Farmill Trulee, 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.

CHAIRMAN E. CONKLIN: Is the applicant here? Is the applicant here?

JAMES SWIFT: Good evening, my name is James Swift, professional engineer/ landscape architect representing the applicant. I'd like to present the certificates of mailing and the photographs for the record.

CHAIRMAN E. CONKLIN: All right. Okay. Are either of these two gentlemen going to speak?

JAMES SWIFT: Yes, they are.

JIM DeANDRADE: Yeah, hi I'm Jim DeAndrade of 90 Far Mill Street. I have the interior lot which will, we're trying to obtain that extra piece in the back.

CHAIRMAN E. CONKLIN: Are you going to speak?

CLIFFORD ALBRIGHT: I'm Clifford Albright and I'm at 104 Far Mill Street and I adjoin the back piece.

JAMES SWIFT: And again, for the record, these gentlemen are part of the LLC, which is the owner of the property.

CLERK TINA KELLY: Just say your first name again.

CLIFFORD ALBRIGHT: Clifford.

CLERK T. KELLY: Oh, perfect.

[Paper Rustling]

CHAIRMAN E. CONKLIN: Okay, tell us what you're trying to do and why you can't meet the regulations.

JAMES SWIFT: Uh, what we have here is a large piece of property that has a limited amount of frontage with an overabundance of uh, of area. Uh, it's been part of the family property for quite some time and there are adjoining property owners to either side which are also a part of the family. Uh, and what the intention of this, uh, application is, is to develop the property in a way that makes use of the property more fully than we could have done than if we'd done it otherwise. The, if you could see it from the plan, there is a large area towards the back of the parcel that's uh, exists as old, older uh, garages and one of the adjoiners, Mr. DeAndrade, is interested in taking possession of those. Uh, we do have more than enough width--what the application is going to accomplish is to allow us to split the property into two lots, and clearly there is an overabundance of area for us to make that split, into two lots, but we would have to demolish, uh a great deal of the existing facilities on the site, which would be a waste of those improvements.

CHAIRMAN E. CONKLIN: To do that, you would have to demolish these two garages, is what you're saying?

JAMES SWIFT: Uh, we would have to if we tried to uhm, to do the rear lot, uh for the most part because of septic requirements and things of that nature. Those septic areas would probably end up, uh, in those uh, in those areas. As you could see, there's, uh, significant wetlands in the back and the sewers are not particularly good. Uh, so it made a lot of sense to uh get the highest and best use out of the property to be able to transfer those existing garages and I again, I repeat, they are existing garages. There are no facilities in them, there's no bathrooms, there's no, uh, potential at all for uh, for additional dwelling units. These variances would not facilitate the creation of a third lot because there would be, uh, no frontage. It would not meet, not only the zoning regulations, but it would fail to meet the, uh, the ordinance for driveway minimum frontage on the street. So, uh, even though we have what looks like

quite quite a few zoning variances, basically what we are looking to accomplish is two frontage lots in a very simple, straightforward way that would facilitate being able to do the septic systems for the new lot and the renovated septic system for the existing house in the proper areas of the site where the soils are good.

CHAIRMAN E. CONKLIN: Is this a separate, existing lot right now?

JAMES SWIFT: Yes, it is.

CHAIRMAN E. CONKLIN: Okay. And you are not creating one single lot back here?

JAMES SWIFT: We would be deeding, uh, proposed Parcel A--

CHAIRMAN E. CONKLIN: I understand you're deeding, but are you creating a single lot, or is it still going to be two independent lots?

JAMES SWIFT: They would be a single lot. They would be combined... which is, which is important.

CHAIRMAN E. CONKLIN: On taxes and everything?

JAMES SWIFT: Yes.

JIM DeANDRADE: Yes, sir we have to go ahead and make one piece.

JAMES SWIFT: And again, I repeat, there's no ability to take that additional parcel and make it a third, uh, lot because we lack frontage and access, uh, both by zoning regulations and by var--by uh, ordinance. [papers rustling] Uh, we do have--I'd like to uh--

CHAIRMAN E. CONKLIN: And right now, what is existing in the front here? This house is existing in the front?

JAMES SWIFT: That's correct.

CHAIRMAN E. CONKLIN: These garages in the back were owned by the existing house in the front?

JAMES SWIFT: That's correct.

CHAIRMAN E. CONKLIN: Okay. What is happening to the shed on this property line?

JAMES SWIFT: Uhm, I hadn't--I, I think the shed is in existing non-conformance, but if it's of concern, I don't think the shed is important. It could be demolished.

JIM DeANDRADE: It's just a woodshed.

JAMES SWIFT: It's just a woodshed, yeah.

CHAIRMAN E. CONKLIN: Are you the--this is you back there?

JIM DeANDRADE: Yes sir.

CHAIRMAN E. CONKLIN: Okay, what ownership do you have with this up front?

JIM DeANDRADE: Uh, none. That's my wife's grandmother's home.

JAMES SWIFT: Well, it's part of the LLC that, that the family--

CHAIRMAN E. CONKLIN: Well, he is speaking for them that's why I'm trying to find out--

JAMES SWIFT: Okay.

JIM DeANDRADE: Yep, mh-hmm.

CHAIRMAN E. CONKLIN: --that's why I'm trying to find out what relationship and where this is all coming from. This property has two wells on it?

JAMES SWIFT: Yes, and again, the uh, we did do some basic soil testing, just to confirm that what we were proposing here would be existing house modification of lot lines and the proposed house that it would be the best thing for the renovated septic system on the existing house and the proposed septic system on the new house are in the best possible location and the wells would have to be, uh, reconfigured, in order to conform to the health code.

CHAIRMAN E. CONKLIN: Well, this would have to have its own independent well.

JAMES SWIFT: Correct, yes, sir.

CHAIRMAN E. CONKLIN: There's a well on this third lot in the back.

JAMES SWIFT: Mh-hmm.

CHAIRMAN E. CONKLIN: What is that servicing?

JIM DeANDRADE: Uh, basically just washing. It's an electric pump. We use it for anything: washing down tractors to cleaning a car.

CHAIRMAN E. CONKLIN: Where is the water being pumped to?

JIM DeANDRADE: Uh, no, no, no. There's a hydrant there.

CHAIRMAN E. CONKLIN: Oh, just--

JIM DeANDRADE: Yep.

CHAIRMAN E. CONKLIN: --self-contained. Nothing in these existing buildings right now?

JIM DeANDRADE: Uh, there is a hydrant in the lower.

CHAIRMAN E. CONKLIN: In this one?

JIM DeANDRADE: Uh, a hydrant outside.

CHAIRMAN E. CONKLIN: Outside?

JIM DeANDRADE: Yeah, the barns were used for renovations, cars. We did the carryall for the Historical Society. That's where it got done.

CHAIRMAN E. CONKLIN: All right. Jim and Linda, questions?

COMMISSIONER JAMES ORAZIETTI: Yeah, what's--so you're proposing C to remain with B? Or, which lot is going to be--which lot is going to stay, this?

JAMES SWIFT: Uh, no. Parcel A is going to be deeded to 90 Far Mill Street. So this parcel would go to that lot, uh, as one single lot, and as the Chair listed that, that it would be deeded as one single lot.

COMM. J. ORAZIETTI: And this gravel driveway, what would happen?

JAMES SWIFT: That would be removed. It would be abandoned.

COMM. J. ORAZIETTI: You, you would access this parcel from this house over here?

JAMES SWIFT: Correct. Yeah, correct.

CHAIRMAN E. CONKLIN: So back here, we see one, single variance which is the 15 feet.

JAMES SWIFT: Correct.

CHAIRMAN E. CONKLIN: And on a street like that, Parcel A would be 40 to 15 [unable to hear] Homestead would be, what's that? 30 to 20.

COMM. J. JONES: Jim, this cannot be a lot, correct?

JAMES SWIFT: That's correct.

COMM. J. JONES: Basically, just--

JAMES SWIFT: It, it will be deeded.

COMM. J. JONES: --a rear lot.

JAMES SWIFT: Uh, it will not be. It will be part of the existing 90 and it will be deeded as a single lot, so lot 90.

CHAIRMAN E. CONKLIN: A little confusing - because you do have a line here delineating a lot.

JAMES SWIFT: The reason the line is there is to show that, that the parcel, the original parcel, uh, had that limit. But that line--

CHAIRMAN E. CONKLIN: Will disappear.

JAMES SWIFT: --will disappear. Yes.

COMM. J. JONES: Is Parcel B going to be sold, or is that for another family member?

JAMES SWIFT: Uhm, probably, probably sold.

JIM DeANDRADE: If that's the end of the undeveloped lot, yeah, that's probably going to go on the market.

CHAIRMAN E. CONKLIN: Bryan or Phil?

VICE-CHAIRMAN PHILLIP CAVALLARO: No, we're just trying to--

CHAIRMAN E. CONKLIN: Do you have questions?

VICE-CHAIRMAN P. CAVALLARO: We're just trying to--Bryan had some questions about this driveway but that has nothing to do with [Inaudible] that goes to the back lot.

CHAIRMAN E. CONKLIN: Right that, that's not part of this--

VICE-CHAIRMAN P. CAVALLARO: Right.

CHAIRMAN E. CONKLIN: --subdivision.

VICE-CHAIRMAN P. CAVALLARO: The non-conforming parcel.

CHAIRMAN E. CONKLIN: It's just that, that person will become the owner of Parcel A.

COMM. J. JONES: And that will be the access--

JAMES SWIFT: Correct.

COMM. J. JONES: --through--

JIM DeANDRADE: Mh-hmm.

JAMES SWIFT: Yep, the existing driveway. Correct.

CHAIRMAN E. CONKLIN: What is the depth? Am I missing it here? What is the depth of this lot? There's nothing right here to show--what is the depth of this lot right now? I mean how far away is it from--I want to know the distances--

JAMES SWIFT: Sure.

CHAIRMAN E. CONKLIN: --for anything else.

JAMES SWIFT: Let's see 40, uh, it's about in the neighborhood of 267.

CHAIRMAN E. CONKLIN: Okay.

JAMES SWIFT: Which is generally working with, uh, minimum width, the depth of a one-acre lot.

CHAIRMAN E. CONKLIN: Okay.

JAMES SWIFT: You know--

CHAIRMAN E. CONKLIN: Most lots are 200 by 200.

JAMES SWIFT: Well, yeah--

CHAIRMAN E. CONKLIN: Pretty standard square. The minimum is supposed to be 135.

JAMES SWIFT: Mh-hmm.

VICE-CHAIRMAN P. CAVALLARO: So, question on Parcel A. The 40-foot to 15, we're assuming that this could meet--

JAMES SWIFT: Yes.

VICE-CHAIRMAN P. CAVALLARO: But, this it says from the street line. That's not classified as the street line.

JAMES SWIFT: Well, it's, it's, it's the setback that is closest to the roadway.

VICE-CHAIRMAN P. CAVALLARO: Even though it was an interior lot, but it's not—

JAMES SWIFT: Yeah, I think, I think the, it's not going to be an interior lot, which is why we went with that interpretation that it was a front setback. I will point out that if, that that 15-foot requested variance, uh, if it was seen as problematical, we could modify that garage. However, we need it to, to satisfy a 40-foot setback. The garage can be structurally modified, but we thought we would ask for the variance and see what the Commission's thoughts were and if it was troublesome, we would either demolish the garage or structurally modify it so that we met the setback. And we could do that as a condition.

CHAIRMAN E. CONKLIN: Even if that was a real lot, you still need 40 feet.

JAMES SWIFT: If it was a real lot--

CHAIRMAN E. CONKLIN: No matter what need 40 feet--

JAMES SWIFT: Yes, correct.

CHAIRMAN E. CONKLIN: --from the--

JAMES SWIFT: Correct.

CHAIRMAN E. CONKLIN: --from the front property line.

JAMES SWIFT: Yes.

VICE-CHAIRMAN P. CAVALLARO: But wouldn't that--if it's not a separate lot, wouldn't that be considered a sideline then, or something?

CHAIRMAN E. CONKLIN: No, because it's facing the front, the front. All right. Linda and Jim?

COMMISSIONER LINDA ADANTI: I'm okay.

CHAIRMAN E. CONKLIN: Okay. Anything else?

VICE-CHAIRMAN P. CAVALLARO: No.

CHAIRMAN E. CONKLIN: Okay. All right. Is there anybody in this audience in favor of this application? Is anybody in favor of this application? Is there anybody opposed to this application?

JAMES SWIFT: Mr. Chairman, we do have letters from neighbors.

JIM DeANDRADE: Yeah, we walked to neighbors and uh—

CHAIRMAN E. CONKLIN: Okay.

COMM. J. JONES: Reads the following letters:

To whom it may concern,

9/12/17

I have no objection to the proposed
subdivision at 94 Fox Mill St. - Shelton.

Sincerely,

Lorraine Kovac
98 Fox Mill St
Shelton
203-562-3994

Shelton
ZBA
RECEIVED
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#0917-02/03/04
JMG

I Greg Hayden, along with my wife Theresa Hayden are the current owner's/residents of 88 Far Mill Street in Shelton. We have no objections to the application for zoning variances for the property at 94 Far Mill Street in Shelton.

Greg Hayden
88 Far Mill Street
Shelton, CT 06484
203-926-1974

Shelton ZBA
RECEIVED

SEP 19 2017

#0917-02/03/09
GMS

Greg Hayden 9/18/17

Shelton ZBA
RECEIVED

SEP 19 2017

#0917-02/03/09
GMS

Aug 28, 2017

To whom it may concern.

We have no objection to the subdividing
the property on 94 Far Mill ST Shelton
CT.

Amelia Hayes
Amelia Hayes

100 Far Mill ST
Shelton CT 06484

CHAIRMAN E. CONKLIN: So that would be, basically the owners that are abutting them at the moment - directly abutting them right now. All right. Okay. Last chance for questions.

CLERK T. KELLY: I just have one question. Are you saying that the Garcia that we listed in the legal notice, it's really Gracia? G-r-a?

JIM DeANDRADE: G-r-a, I believe, yeah.

CLERK T. KELLY: Because that--okay, because I took it right off the application but I should get that straight.

CHAIRMAN E. CONKLIN: Okay.

COMM. L. ADANTI : It's G-a-r.

CLERK T. KELLY: It's G-a-r on there?

COMM. L. ADANTI: C-I-A.

CLERK T. KELLY: Okay, okay, that's all right. No problem. Thank you.

JAMES SWIFT: And, uh, Mr. Chairman, we do have one more housekeeping. The, the actual deed is in the name of 94 Farmill Trulee--that's T-R-U-L-E-E--LLC. So, uh, if that reference can be made to uh--

CHAIRMAN E. CONKLIN: How was the application filled out?

JAMES SWIFT: Uh, the application was filled out for 94 Farmill Trustee LLC

VICE-CHAIRMAN P. CAVALLARO: So, it's missing the middle word.

JAMES SWIFT: Yeah.

CLERK T. KELLY: So it's not "Trustee," it's Trulee.

VICE-CHAIRMAN P. CAVALLARO: Well, Trulee Trustee.

JAMES SWIFT: Uh, nope, it's just Trulee.

VICE-CHAIRMAN P. CAVALLARO: Trulee? Okay.

JAMES SWIFT: Understandable...

CHAIRMAN E. CONKLIN: It's good you made that clarification because if it wasn't made, you would have to start all over again. If it was approved--if it already--

JAMES SWIFT: I understand, yes sir.

CHAIRMAN E. CONKLIN: We've had that happen before.

JAMES SWIFT: Yeah.

CHAIRMAN E. CONKLIN: Being no other questions? Okay, no one from the audience for or against? Okay, I'll declare the hearing closed.

JAMES SWIFT: Okay, thank you.

JIM DeANDRADE: Thank you.

- - -

Later that evening, during the work session, the board upon motion made by Commissioner Jones and seconded by Vice-Chairman Cavallaro unanimously voted that:

#0917-02 “In the application for property at **94 Far Mill Street, Homestead Parcel**, by 94 Farmill Trulee, LLC, of 94 Far Mill Street, Shelton CT 06484, for a variance 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.

The application for a variance is approved.

Inasmuch as the shape of the lot results in a need for a variance and the resulting lot sizes are in harmony with the neighborhood.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of 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.

This certificate is contingent upon the following stipulation: 1) The woodshed near the property line must be moved so it becomes a conforming structure.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

#0917-03 “In the application for property at **94 Far Mill Street, Parcel A**, by 94 Farmill Trulee, LLC of 94 Far Mill Street, Shelton CT 06484, 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.

The application for a variance is approved.

Inasmuch as the shape of the lot results in a need for a variance, the garage within the setback is a distance from residential structure, and the resulting lot sizes are in harmony with the neighborhood.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of 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.

This certificate is contingent upon the following stipulation: 1) The lot is a joined with the lot presently owned by Tracy A. & Jim Deandrade to become a single family lot as presented during the hearing.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

#0917-04 “In the application for property at **94 Far Mill Street, Parcel B**, by **94 Farmill Trulee, LLC, of 94 Far Mill Street, Shelton CT 06484**, for a variance 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.

The application for a variance is approved.

Inasmuch as the shape of the lot results in a need for a variance and the resulting lot sizes are in harmony with the neighborhood.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of 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.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

- - -

COMM. J. JONES: All right.

#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.

CHAIRMAN E. CONKLIN: Is this the application?

CLERK T. KELLY: You can put this with this. I need that. Thank you.

UNKNOWN VOICE: We are the affected party, I don't know if we can talk.

CHAIRMAN E. CONKLIN: I'm sorry—

UNKNOWN VOICE: With regards to this application, we just wanted to make sure that it doesn't affect our lot.

CHAIRMAN E. CONKLIN: Oh, hold on one second. Read that.

COMM. J. JONES: Reads the following letter:

Romano Brothers Builder LLC
6 Frans Way
Shelton, CT 06484

September 19, 2017

Zoning Board of Appeals

To Whom it may concern,

I would like to postpone my application for Lot#0 Wooster Street, Shelton, CT for 30 days.

Sincerely,



Mark Romano
Romano Brothers Builders LLC

Theresa D. Ferguson
2017 SEP 19 P 12:02
CITY OF SHELTON
TOWN CLERK

CHAIRMAN E. CONKLIN: We aren't going to open or have a discussion of this tonight. We're--next month we will have it. They postponed the hearing. Okay? Until next month.

UNKNOWN VOICE: Okay, so, can we stop by the zoning office during the day and see what—

CHAIRMAN E. CONKLIN: They have nothing to do with this.

UNKNOWN VOICE: Okay.

CHAIRMAN E. CONKLIN: At all. Okay, this is strictly--hearings are being held here and that's it. Okay? So, next month the hearing will be opened up and we'll have discussion on it then.

UNKNOWN VOICE: So, are they required to send us a new notification about the postponed meeting?

CHAIRMAN E. CONKLIN: No, they do not.

UNKNOWN VOICE: Okay, so how do you find out?

CHAIRMAN E. CONKLIN: It's the third Tuesday of the month. Same time, same place. Okay. Every third Tuesday is when we hold our hearings.

UNKNOWN VOICE: Okay, all right.

CHAIRMAN E. CONKLIN: Okay.

UNKNOWN VOICE: Thank you so much.

CHAIRMAN E. CONKLIN: You're welcome.

CLERK T. KELLY: We didn't get her name. Do we need her name?

CHAIRMAN E. CONKLIN: We don't need her name.

CLERK T. KELLY: Okay.

- - - **HEARING POSTPONED UNTIL OCTOBER MEETING** - - -

MINUTES – Motion made by Commissioner Jones and seconded by Vice-Chairman Cavallaro to approve the minutes from the July 2017 hearing as presented by the clerk. Motion approved by unanimous vote.

Meeting adjourned at 8:00 P.M.

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