

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, November 21, 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). *Hearing continued from October meeting.*

#1017-02 261 – 265 Riverview Avenue, Lot 1,

#1017-03 261 – 265 Riverview Avenue, Lot 2,

#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. (*Hearing continued from October meeting.*)

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.

#1117-01 25 Elm Street, Meiqing Zhang, of 35 Regan Circle, Shelton, for a variance to Schedule B, Line 8 to reduce the minimum setback from the rear property line from 25 ft. to 12 ft. in order to allow for the use of an exterior open staircase to access the third floor of a 3-story, 2-family dwelling in an R-4 zone. The property is bordered on the right by Cliff Street; in the rear by George Candona (59 Cliff Street); on the left by HAO 1, LLC (21 – 23 Elm Street); and in the front by Elm Street.

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from OCTOBER 17, 2017.

by Tina M. Kelly

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS