

Agenda:

- #1017-01 78 Bridgeport Avenue, Daniel Sadowski of 60 Oak Avenue, Shelton (Joseph Volonino, EST, Owner)**
- #1017-05 Wooster Street, Romano Brothers Builders, LLC of 6 Frans Way, Shelton (Mary Merola, 2 Mary Street, Shelton, Property Owner)**
- #1017-02 261 – 265 Riverview Avenue, Lot 1, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton**
- #1017-03 261 – 265 Riverview Avenue, Lot 2, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton**
- #1017-04 261 – 265 Riverview Avenue, Lot 3, Romano Brothers Builders, LLC, of 6 Frans Way, Shelton**

CHAIRMAN EDMUND CONKLIN: Good evening ladies and gentlemen and welcome to the October meeting of the Zoning Board of Appeals. We meet monthly to consider variances on zoning regulations and appeals on zoning department decisions and actions, and now motor vehicle considerations. 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 Oraziotti who will be sitting in for Vice-Chairman Phil Cavallaro; Commissioner Linda Adanti; our clerk, Tina; myself, Ed Conklin; to my right is Jamie Jones 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 October 17, 2017 at 7:30pm in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT.

#1017-01 78 Bridgeport Avenue, Daniel Sadowski of 60 Oak Avenue, Shelton for Joseph Volonino, owner, for variances in order to construct a used dealer and repair from the DMV in a commercial zone.

CHAIRMAN E. CONKLIN: Is the applicant here tonight?

UNKNOWN VOICE: Present.

CHAIRMAN E. CONKLIN: Please come up to the table. Have a seat. Name and address for the record, please.

DANIEL SADOWSKI: DANIEL SADOWSKI, 78 Bridgeport Avenue, Shelton, CT.

CHAIRMAN E. CONKLIN: Okay, do you have information for us? You don't need that. Pictures?

DANIEL SADOWSKI: Pictures.

CHAIRMAN E. CONKLIN: Okay. These are all pretty much the same. Pass them this way. Pass them to the end (?) Oh, receipts. Today's the 17th.

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: These were supposed to have been out ten days beforehand.

DANIEL SADOWSKI: I thought just the signs were ten days beforehand.

CHAIRMAN E. CONKLIN: No, your neighbors have to be notified ten days beforehand to give them the right--

DANIEL SADOWSKI: Oh, okay.

CHAIRMAN E. CONKLIN: --to be notified to be here tonight--

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: --in case there's any, uh, issues with this. Uh, I'm almost sure that we are going to continue this because I'm pretty sure that this, this property was previously applied for--

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: --by the zoning variance--

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: --and we need to look that up also.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: But I'm going to require that you re-mail these out for next month's meeting then.

DANIEL SADOWSKI: Okay. That's fine, okay.

CHAIRMAN E. CONKLIN: They have a right to hear what's going on.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: All right. Tell us what you're trying to do.

DANIEL SADOWSKI: Be a used automotive dealer and repair shop.

CHAIRMAN E. CONKLIN: Okay.

DANIEL SADOWSKI: With three bays. I was going to ask to see the limit of how many cars we could put, uh--

CHAIRMAN E. CONKLIN: Well, how many are you applying for right now?

DANIEL SADOWSKI: Uh, they didn't tell me--like number-wise? How many...

CHAIRMAN E. CONKLIN: Yes.

DANIEL SADOWSKI: Uh, I was going to talk to you guys to see what you recommended. I don't want to, you know...

CHAIRMAN E. CONKLIN: You have a plan in front of us right here--

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: --I don't think everybody can see this plan. It shows 26 parking places on it right now. Is, who--is this done by an engineer?

DANIEL SADOWSKI: Yeah, this is what you guys have on file. This is for last, the last ten, and I guess they set it up like this. I'm going to be re-doing all the lines the same way, so, it should be 26 spots.

CHAIRMAN E. CONKLIN: Okay.

DANIEL SADOWSKI: Uhm, you know, 15 to 20 would be fine and the rest just for repairs.

CHAIRMAN E. CONKLIN: And how many cars do you consider having for sale here?

DANIEL SADOWSKI: Uh, 15 on the lot probably, at any given time, realistically.

CHAIRMAN E. CONKLIN: How many of these spaces are you dedicating alone for your employees or customers coming in?

DANIEL SADOWSKI: Uhm--

CHAIRMAN E. CONKLIN: And be marked so?

DANIEL SADOWSKI: We could do... let's see, we're going to have three employees only.

CHAIRMAN E. CONKLIN: Well, these up here are handicapped, I'm assuming.

DANIEL SADOWSKI: There's one handicap, one only at the moment. Should be there more, or on this side, you mean?

CHAIRMAN E. CONKLIN: Well, I was looking at these two places here, with the amount of space you're leaving here.

DANIEL SADOWSKI: Oh, okay. Yeah, those can be two handicapped. There's another handicapped in this one, number 8. Uh, one, two, three, four, five, six, seven, eight. You could do eight for employees and customers--six, seven, eight, nine, ten... You could do ten to twelve, you know, for sales. One, two, three... Do fifteen for sale, eight for employees, and three handicapped.

CHAIRMAN E. CONKLIN: Well, how many are you leaving then for, you're doing to do repairs, too. Are you doing your repairs strictly in the vehicles you're selling? Or, are you doing outside repairs?

DANIEL SADOWSKI: Uh, we'd be doing outside repairs, so actually, so let's do two spots should be enough. Well, three--we have three bays so three spots would be enough I guess--well, for sale and then three spots for repair vehicles.

CHAIRMAN E. CONKLIN: Okay. Do you have a tow--you have a tow-truck obviously, you're looking for--

DANIEL SADOWSKI: We do, yeah uh, it's--we're just going to do private towing for now. We have a space behind the building. I cleared out that whole area. It used to be like just a boat stump back there and

just garbage. I cleared it all out. I was gonna just put some gravel down, just kind of make it so, I could put the tow-truck there and that's pretty much it.

CHAIRMAN E. CONKLIN: This has been assigned to us from Planning and Zoning by state statutes. This has been reverted back to us. And that is one of the things Planning and Zoning has been requiring in the past four or five years that they've been doing this--

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: --is that all tow vehicles are to be hidden.

DANIEL SADOWSKI: Okay. Okay, so that'd be fine behind the building?

CHAIRMAN E. CONKLIN: Yes.

DANIEL SADOWSKI: Okay. All right.

CHAIRMAN E. CONKLIN: Behind the buildings.

COMMISSIONER BRYAN VASSER: How do you get it back there?

DANIEL SADOWSKI: This is open here. Uh, there's no, there's no barriers here.

COMM. B. VASSER: But there's cars parked there.

DANIEL SADOWSKI: Oh yeah, there is. So, we'd have to take out a spot then, one car, uhm... We'd do one less spot for sales then and I'll just use that as the entrance and exit.

COMM. B. VASSER: And it can fit the tow truck through one parking space?

DANIEL SADOWSKI: It shou--it's all cleared out here so it should be fine here for the most part.

COMM. B. VASSER: You're going to have a car on the left and a car on the right and you got to swing the truck in there.

DANIEL SADOWSKI: Unless we do two just to be safe. Realistically, we could do two.

COMM. B. VASSER: Well, I just don't want you to have a problem trying to get it in there.

DANIEL SADOWSKI: True. I doubt this will ever be like really filled up completely. We're just kind of starting out so I don't think we are going to have that many cars. We're only going to start with really five, or six, or something.

COMM. B. VASSER: Every car lot that I drive by is filled to the gill.

DANIEL SADOWSKI: To the brim, yeah.

COMM. B. VASSER: They've got cars sticking out into the street. They've got cars parked in the driveways. It's an absolute--

DANIEL SADOWSKI: Yeah, okay.

COMM. B. VASSER: It's, it's, it's a mess.

DANIEL SADOWSKI: Yeah, so like, one would be enough--

COMM. B. VASSER: Not that I'm suggesting you would ever be that way.

DANIEL SADOWSKI: I gotcha, yeah. The parking lot is fairly big, and, the truck is 25 feet really, so I could, you know, easily maneuver with one spot, but if you guys want two, I could, you know, designate two spots.

CHAIRMAN E. CONKLIN: Did you send the pictures down there? Who's got the pictures? Okay. Let's send these down there so they can take a look at what's going on. This, this property has been, had numerous uses--everybody doesn't know--for the past couple of years. It's been up, it was a garage, it was a bakery...

DANIEL SADOWSKI: This little building supposedly was a bakery back in the day, yeah.

CHAIRMAN E. CONKLIN: Well, it used to sell fried fish on Friday nights, uh, out of this--

DANIEL SADOWSKI: Oh, okay.

CHAIRMAN E. CONKLIN: --years ago. Uh, is this building staying? Do you have existing building storage area?

DANIEL SADOWSKI: This will stay. Uhm, later on we're going to try to renovate it, but that's down, in the future. It's kind of just for storage at the moment.

CHAIRMAN E. CONKLIN: Well, renovated for what use?

DANIEL SADOWSKI: Uhm, for retail, maybe, possibly, if possible later.

CHAIRMAN E. CONKLIN: Well, it's--you, we have to make that decision now--

DANIEL SADOWSKI: Oh, we do, yeah?

CHAIRMAN E. CONKLIN: --what we're doing with this property.

DANIEL SADOWSKI: Oh, okay, would we be able to do retail, like a small--

CHAIRMAN E. CONKLIN: We would stipulate, I mean, that's why I'm saying because--every building on this property, we'll be discussing--

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: --we'll be putting stipulations on exactly what's going to happen with this property.

DANIEL SADOWSKI: Okay, yeah, so uhm, I'd like uh retail, Electric Cigarette--I own another one in Monroe. If possible, I'd like to put up a second one in that location.

CHAIRMAN E. CONKLIN: Well, this is going to become for motor vehicles.

DANIEL SADOWSKI: Yeah, yeah. Oh, for this?

CHAIRMAN E. CONKLIN: That means that if you're going to do this for retail, now we have to designate more empty spaces for retail.

DANIEL SADOWSKI: Oh, okay. True, true, okay. Yeah, so uhm--because this was different, is this a different property still? Is that how it's going to be done? Or is this going to be all in the same property?

CHAIRMAN E. CONKLIN: Well, this is all the same property.

DANIEL SADOWSKI: This is all the same property, okay.

CHAIRMAN E. CONKLIN: This is one piece, one property.

DANIEL SADOWSKI: Okay, all right so, so I'm just going to have to redo that then. I'd like retail here so, we'd have to cut down the spaces for sales, uhm, for vehicles for sale.

CHAIRMAN E. CONKLIN: For next month when you come back, we need something written--exactly what you're going to do fully with this property because that's not what's on--this is strictly used-car repair from DMV. Okay, that's what you're applying for right now.

DANIEL SADOWSKI: Yeah, yeah.

CHAIRMAN E. CONKLIN: That's all you're applying for.

DANIEL SADOWSKI: Because they were telling me this is 82 Bridgeport Avenue, so it's a whole different building so they said just do that later on.

CHAIRMAN E. CONKLIN: This is all the same property.

DANIEL SADOWSKI: It's all the same property? Okay.

CHAIRMAN E. CONKLIN: So if we give a variance, it's on the property. It's for the whole property.

DANIEL SADOWSKI: Okay. All right.

CHAIRMAN E. CONKLIN: So, we need a better definition then of what you're going to do with this property in its entirety of, uh, what's happening.

COMMISSIONER LINDA ADANTI: And may I see that map, please?

CHAIRMAN E. CONKLIN: Sure. Also, uh, did you do any history on this property?

DANIEL SADOWSKI: Uh, no.

CHAIRMAN E. CONKLIN: Okay, uh. I've been on the board for quite a while, but it's been a long--many, many years ago, and I'm going to have to go look it up--I think there is some variances on this property already.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: So, you'll have to do some research and find that out. Find out what else is going on on this property. And if anything was given--

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: --all right. Any other questions?

COMMISSIONER JAMES ORAZIETTI: Well, I just wanna see, I want to see the proper count on the cars because--

DANIEL SADOWSKI: Pardon?

COMM. J. ORAZIETTI: I want to see the proper count on the cars because what, what happens is, you know, you give them a variance for that, you give them a variance for 12 used cars and all of a sudden there's 16, 18--

CHAIRMAN E. CONKLIN: Right. And that's the reason why I want to get something next month exactly in writing what's, what's gonna--I mean we're going to have, if you're going to have retail, there has to be designated spots for the retail, handicapped, how many people you have for employees, if you're going to have obviously people dropping cars off, that means you have a car being dropped off and a person dropping them off so there's a car there for that.

DANIEL SADOWSKI: Yeah.

CHAIRMAN E. CONKLIN: There's parking for them, and how many cars that you're going to have on the lot for sale at one given time.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: Access for your tow truck, uh, in the back--

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: --and how you're going to be able to store it in the back.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: I think these are things that we need to have in writing--exactly what you're going to do with this property and how you're going to handle that.

DANIEL SADOWSKI: Am I going to have to redo this whole packet and change it up basically?

CHAIRMAN E. CONKLIN: Uh, if you're going to, I, we need to have it because we have to put this back in the newspaper again exactly what you're going to do.

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: Uh, but I think you're going to be getting overly burdensome trying to put a retail along with that usage you have there.

DANIEL SADOWSKI: Yeah, okay. Because I'd rather just, you know, make the sales, you know, vehicles smaller because we're going to be really focusing on repair and sales is kind of a side basically, you know, if we can get something to sell. So, you know, I'd rather dedicate more space for the retail and then just cut down a lot on the sales part.

CHAIRMAN E. CONKLIN: That's up to you.

DANIEL SADOWSKI: Is there a limit, how many, what's the minimum number of handicapped spots I would need?

CHAIRMAN E. CONKLIN: Uh, that'd you'd have to check with Planning and Zoning, what they require because if you're going to do retail, that's another issue.

DANIEL SADOWSKI: Yeah, okay.

CHAIRMAN E. CONKLIN: Okay.

DANIEL SADOWSKI: Okay, all right.

CHAIRMAN E. CONKLIN: Of what they require because each one of those businesses probably requires its own individual, or a number of handicap total in that, in that area, for all of them.

DANIEL SADOWSKI: Okay, all right.

CHAIRMAN E. CONKLIN: All right? Okay so we're going to continue this until next month. All right, until we get some more information on this.

CLERK TINA. KELLY: I just have a question. So, he's going to be redoing actually the application?

CHAIRMAN E. CONKLIN: Well, he's going to make changes to this application. He's not going to redo it in its entirety.

CLERK T. KELLY: Which means we're going to have a copy of that in order to make it for the legal notice.

CHAIRMAN E. CONKLIN: I need it, right, which is going to have to be within a week.

DANIEL SADOWSKI: A week? Okay.

CHAIRMAN E. CONKLIN: And I need any changes that you're going to make if you're going to add to this property. Okay?

DANIEL SADOWSKI: Okay.

CHAIRMAN E. CONKLIN: And, okay, the other thing you have to--make sure you notify your abutting neighbors 10 days before next month's hearing.

DANIEL SADOWSKI: Okay, yeah. That's fine.

CHAIRMAN E. CONKLIN: Yeah, not three days.

DANIEL SADOWSKI: Yeah, understandable, yeah. Okay.

CHAIRMAN E. CONKLIN: All right? Okay, any other questions? Okay, all right. See you next month.

DANIEL SADOWSKI: Okay. Third week again?

CHAIRMAN E. CONKLIN: Yes, same, third Tuesday of the month.

COMM. B. VASSER: Don't forget to send the notices.

DANIEL SADOWSKI: Yeah, I'll make sure I do it a little earlier this time. Do you guys want to keep your pictures and everything?

CHAIRMAN E. CONKLIN: What's that?

DANIEL SADOWSKI: You guys want to keep the pictures?

CHAIRMAN E. CONKLIN: We have to keep the pictures and I'm going to need you to turn that in as evidence of the hearing.

DANIEL SADOWSKI: All right.

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HEARING CONTINUED TO NOVEMBER MEETING
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COMM. J. JONES:

#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.

DANIEL SADOWSKI: Could get I picture, can I make pictures of that real quick so I don't--so I know what to re-fill out? I don't have any more copies of that one.

CHAIRMAN E. CONKLIN: We don't another copy of the set of pictures.

DANIEL SADOWSKI: Of, uh, of the green sheet of the application so I know what to fill out again.

CHAIRMAN E. CONKLIN: Didn't you have a second copy in your folder that--

DANIEL SADOWSKI: I only have one copy--

CHAIRMAN E. CONKLIN: --that you were going to give to me, and I said keep it?

DANIEL SADOWSKI: It might be the second one there. There's only one?

CHAIRMAN E. CONKLIN: I only have one here. You were going to give me a copy; I said keep it.

DANIEL SADOWSKI: Can I take pictures of this one for the information and you just keep that one after?

CHAIRMAN E. CONKLIN: Uh, you can't take it out of here.

DANIEL SADOWSKI: Nah, I know I just want to take pictures, like right now--

CHAIRMAN E. CONKLIN: Yeah, just go to the end of the table and take them. Okay. Gentlemen, have a seat.

UNKNOWN VOICE: Good evening

CHAIRMAN E. CONKLIN: Name and address for the record please.

TRACY LEWIS: My name is Tracey Lewis. I'm a licensed land surveyor. My office is at 260 Main Street in Monroe.

MARK ROMANO: I'm Mark Romano. I live at 6 Frans Way here in Shelton.

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

(Talking over each other; inaudible)

TRACY LEWIS: Uh, these are notices.

CHAIRMAN E. CONKLIN: Notices, okay.

TRACY LEWIS: And these are the pictures. Uh, we're at the corner of Wooster Street and Mary Street, and we have a triangular-shaped piece of property. I have maps here if you want to look at it.

(Paper rustling; inaudible)

TRACY LEWIS: Uh, I presented one before. I also did a little revision to the house location.

CLERK T. KELLY: Oh, okay. Okay.

TRACY LEWIS: For the point of discussion, I can, we can look at both of them. This is a little different from the one that I gave you. It orients the house a little differently. So, we're at the corner of Wooster Street and Mary Street...*(LOUD Paper rustling; inaudible)* Uh, the overall parcel kind of triangular in shape with the front on Mary Street and a large amount of frontage on Wooster Street. So, we've split the lot line basically to accommodate the squares and uh, there's a garage on the property. We're going to take that down, and we're going to build the house in this location. So what we thought was that we'd like to get the variance from the setback and the front to slide this house a little forward and that would kind of match. I showed a line between the porches between the two houses--the existing house on our lot, which I guess is called 2 Mary Street, and 155 Wooster Street. *(LOUD Paper rustling; inaudible)* Slide the house a little forward just to give these two houses a nicer backyard. Uhm, so this shape is kind of messing us up a little bit on the property.

CHAIRMAN E. CONKLIN: This is a single property as it stands right now.

TRACY LEWIS: Right.

CHAIRMAN E. CONKLIN: Okay where is the existing driveway?

TRACY LEWIS: There have--

CHAIRMAN E. CONKLIN: This house, the existing house right now. That's, is this the driveway?

TRACY LEWIS: Yeah, that's gonna remain the same once we take the garage down and kind of shorten the driveway so, so that, uh, it doesn't go over on to the other property. Uh, the properties are, over 12,000 square feet, so they're, they're way beyond the zone. So, we don't need area, we don't need square, we don't need setback variance for a side or rear. It's just a matter of moving the house closer to Wooster Street just to give this a nice backyard for both lots.

CHAIRMAN E. CONKLIN: Would this house fit on the lot without moving it?

TRACY LEWIS: Uh, it would. It would be very, it would be very tight. Uhm, it would be very tight and this, this deck would be out, uh, you know in their backyard basically, and in the existing house's backyard. Uhm, I showed another alternate, uh, that was the one we presented before, uh, which kind of twisted the house. So we kind of didn't like that layout as well. We liked the house kind of facing this way. And this looks at the golf course--uh, the Highland golf course--

CHAIRMAN E. CONKLIN: *(inaudible)* So you changed it from what's in the application?

TRACY LEWIS: Well, I just provided it all.

CHAIRMAN E. CONKLIN: Just clear--I just want it on the record that's all.

TRACY LEWIS: Uh, this is the assessor's map. Uh, it shows the adjoining properties and it kind of fits in with, uh, what's there. This is the golf course. Uh, I did a, a larger photo too as well, uh--

CHAIRMAN E. CONKLIN: So what size is the existing lot going to be, though, 6,000 square feet?

TRACY LEWIS: 6,264, and this one's almost exactly the same, six thousand--

CHAIRMAN E. CONKLIN: And, how much of an acre?

TRACY LEWIS: Uh, how much of an acre... it's about, uh, 0.15 I would say, of an acre. So the zone is 5,000 square feet. It's a R-5 zone.

CHAIRMAN E. CONKLIN: Let's see what else in the neighborhood is equivalent to that (*inaudible*)

TRACY LEWIS: Uh, yeah, these, these lots, uh, these lots on this side are 50 by 122, so that's about 6,000.

CHAIRMAN E. CONKLIN: But that's the other side of the block; harmony would be surrounding.

TRACY LEWIS: Yeah, these are, these are somewhat the same--65 by 125.

CHAIRMAN E. CONKLIN: The surrounding's next to it 0.35, 0.21. This one's probably .29. Across the street's 0.31, 0.38. Why does it have to be such a large deck on the back? Why can't they just utilize the property itself, and set the house back to where it should be?

TRACY LEWIS: It doesn't have to be a large deck, but that's a lot of people want. You know Mark's—trying sell the house--and that's kind of the look that we wanted.

CHAIRMAN E. CONKLIN: I mean these two lots are becoming rather irregular for the usage of a property... there's a lot of lot usage for the--

TRACY LEWIS: I mean it is an R-5 zone. So it's, it's a, you know, we don't, we don't, we have enough here--

CHAIRMAN E. CONKLIN: You really don't have 17 feet for the driveway either.

TRACY LEWIS: Right. 17 is enough. Plus with this (*LOUD papers rustling; inaudible*)

CHAIRMAN E. CONKLIN: A single-car garage or a two-car

MARK ROMANO: Single.

CHAIRMAN E. CONKLIN: Single-car. So with two vehicles, you've got to have a space--you've got to have off-street parking for two vehicles.

MARK ROMANO: Why not make the driveway longer?

TRACY LEWIS: We can make the driveway longer. It could be a contingency that you could put on there, to make the driveway over here.

MARK ROMANO: We could do that. We could probably put the (*LOUD noise; inaudible*)

CHAIRMAN E. CONKLIN: That's not gonna—I mean there's, one, you can't park a car in front of a garage, so it's not--

MARK ROMANO: If you started doubling up--

CHAIRMAN E. CONKLIN: There's not a place for a two-car garage.

TRACY LEWIS: Yeah, that's not a--that's not an issue. We have plenty of, plenty of frontage.

MARK ROMANO: I would prefer to do that to be honest.

CHAIRMAN E. CONKLIN: Okay. Questions? Concerns over there? Jamie? Linda?

COMMISSIONER LINDA ADANTI: I'm okay.

CHAIRMAN E. CONKLIN: Okay. Questions?

(Inaudible)

CHAIRMAN E. CONKLIN: That's not really the plan to use *(LOUD NOISE; inaudible)* So it's more square to the front of the road. City water, city sewer?

TRACY LEWIS: Yes.

MARK ROMANO: Yes.

CHAIRMAN E. CONKLIN: Okay.

COMM J. JONES: What is the square footage of the proposed house?

TRACY LEWIS: 1,800.

CHAIRMAN E. CONKLIN: Single-story--well it's obviously multiple story, two-story.

COMM. B. VASSER: Even if you take the deck off, we can't move--it'd have to be nine feet off here, so the corner's going to lie there and then go straight back, right?

CHAIRMAN E. CONKLIN: It should go slightly--

COMM. B. VASSER: But this is really being a self-imposed hardship by, by breaking these apart. If you don't break it apart, there's no, no trouble.

CHAIRMAN E. CONKLIN: Yeah, but the thing is they do meet the zoning regulations by square footage.

COMM. B. VASSER: However--

CHAIRMAN E. CONKLIN: You, we got two parts here.

COMM. B. VASSER: It's a self-imposed hardship.

CHAIRMAN E. CONKLIN: Okay.

COMM. J. ORAZIETTI: Do you have any notes or, uh, letters from the neighbors?

TRACY LEWIS: Oh, we notified everybody as we were required to, yes. But we, we don't have any to present tonight.

COMM. J. ORAZIETTI: You don't have anything from the neighbors?

TRACY LEWIS: No, we don't.

COMM. B. VASSER: You said it was 0.15 of an acre?

COMM. J. ORAZIETTI: Yeah, just about.

TRACY LEWIS: Uhm, I can calculate exactly what it is.

COMM. B. VASSER: 43,560?

TRACY LEWIS: Yeah, divided into 6,200 or whatever it is.

COMM. B. VASSER: It's 0.142.

TRACY LEWIS: Yeah.

COMM. B. VASSER: *(Inaudible)*

TRACY LEWIS: But we're not asking for an area variance. We're not asking for that. We're just--

CHAIRMAN E. CONKLIN: No, this is an R-5 zone.

TRACY LEWIS: We just, we just see a triangular-shaped piece of property and we'd like to slide the house a little forward just to give the backyards a little presentation, or a better use, that's, that's--

CHAIRMAN E. CONKLIN: You're just splitting the property, removing this house, and making any improvements? Changing this house at all?

MARK ROMANO: Not at this time.

TRACY LEWIS: The house is in decent shape.

MARK ROMANO: I'm trying to purchase the house also; they're not willing to sell the house to me at this point. I would like to buy the house and wreck the house and put a new one in, too.

CHAIRMAN E. CONKLIN: All right

(Comm. J. Jones reads the following letter)

9/19/2017

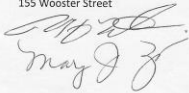
My name is Paul Zito. My wife and I own the abutting property to #2 Mary Street which is being considered for a zoning variance. We are opposed to this application. Just because zoning permits this proposed construction does not make it correct for the neighborhood and existing longtime home owners. We presently own 2 homes in the neighborhood at 155 Wooster Street and 69-71 Jane Street. We have owned both these homes for over 35 years. During this time the neighborhood has remained relatively unchanged and somewhat rural. Construction of a house 9' off our property line will forever change the character of Wooster Street. Shoehorning houses on small lots financially helps the builder who does not have to live with the consequences of his need to make a profit.

That being said, we have talked with various departments and officials at Town Hall and we have been informed that we are probably wasting our time in fighting this construction because it is allowed by present zoning. If this construction were to be sanctioned we see no reason to grant a variance for setback at 17'. R-5 calls for a setback of 25 feet. The required 25' should be adhered to. By requiring the 25' setback we would not see as much of the new house while sitting in our living room looking north down the street. With the present 25' setback the new construction will not impede the existing natural sunlight that we presently enjoy. The view to the south is already blocked from previous construction.

We also ask that the parking area, as depicted on the variance plot plan be moved to the other side of the new construction (north), toward Mary Street. Doing so will lessen the impact to our view of the golf course across the street.

Our home at 155 Wooster Street is one of the last houses in the neighborhood to have a septic system. The nearest sewer main is located at the end of this proposed property division on Mary Street. Should we ever need to hookup to the city sewer system, we ask that the builder grant us a right of way along the Wooster Street side of the property. This would be the neighborly thing to do and can be done at no cost to the builder.

Thank You for your consideration,
Mary Jo and Paul Zito
155 Wooster Street



Shelton ZBA

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MARK ROMANO: I'd like to put that letter into perspective if I could. Mr. Zito does not own that house. Mr. Zito lives in New Hampshire. Mr. Zito called me to a meeting at the site, which I said, sure I'll meet you at the site. And then he persisted to shake me down. He wanted the sewer run to his property or he was going to oppose it. I'm not going to be extorted. He does not own that house. I live in town. My kids go to school in town. Like, I said, he was shaking me down--just want to put that letter into perspective. I'm very offended.

CHAIRMAN E. CONKLIN: Is there a second one here?

TRACY LEWIS: The other thing is that--I think it should be noted that--they could also split their property as well. They have enough area. And also, their house is, is close to the road. Uh, it, it's actually, you know, the house I used to kind of come up with the setback. And they have a, they have a perfect view of the golf course. This is wooded down here. The golf course is kind of here so, uh, they--this, this house, no matter where it is, won't block their view in my opinion.

MARK ROMANO: In fact, pushing it up would give them more privacy in the backyard.

TRACY LEWIS: Uh, yeah, yeah.

COMM. B. VASSER: What would the alternative be, if you didn't, if you had to meet the 25 feet? What would you do to that house to make that fit?

TRACY LEWIS: We could do a smaller house, smaller deck, and, and uh, scrunch it up into that other lot.

MARK ROMANO: We could probably move it over and push it back, but then the end-sale user is going to have a tiny backyard, and as it sits now, it flows--here's the front of Zito's wife's house and Mary Street, here's the front. So, they're all in line, and you see how far away it is from the house.

COMM. B. VASSER: And how far back is their house?

MARK ROMANO: It's--we're at the same distance.

COMM. B. VASSER: So they're 17--

MARK ROMANO: We're proposing the same distance.

COMM. B. VASSER: So they're as well at 17 feet.

MARK ROMANO: Yeah.

TRACY LEWIS: Approximately, yeah.

COMM J. JONES: And the existing house is 13 feet.

COMM. B. VASSER: The existing house is 13 feet. Well, there--looks like it's at an angle.

TRACY LEWIS: It's kind of an average, it's kind of an average.

COMM. B. VASSER: Well, maybe they're 20 feet--

TRACY LEWIS: Yeah.

COMM. B. VASSER: --looking at the difference there.

TRACY LEWIS: Yeah, yeah.

CHAIRMAN E. CONKLIN: Okay, so, questions?

COMM. J. ORAZIETTI: It's directly across from the entrance to Highland?

TRACY LEWIS: Yes. Uhm, yeah, the, I think the intersection of the road kind of lines up with the, uh--the intersection of Mary Street kind of lines up with the entrance to, to a, to Highland.

COMM. J. ORAZIETTI: And there's a little bit of a curve there, right?

TRACY LEWIS: Yeah, slight curve, yeah. You can see the driveway going in, and there's a, uh, "T" right here. So, this is, this--I don't know exactly where it starts--but this, this area down here is all wood. It's, uh, wetland.

COMM. J. ORAZIETTI: I don't know if you thought of it, but having that house a little closer to the street--when these cars come out at night on Highland, you're going to be shining your lights right into that house.

TRACY LEWIS: Uh, they may shine into the Mary Street house, but I don't think they'll sign, shine into the new house.

COMM. J. ORAZIETTI: Well, they're shining right into the new house. It's right here. They're shining into both of them.

TRACY LEWIS: Maybe.

COMM. J. ORAZIETTI: Here, because look.

CHAIRMAN E. CONKLIN: Questions? Bryan?

COMM. B. VASSER: Is it true what they say, that it wouldn't cost you anything to give them an easement for their sewer water?

MARK ROMANO: Uh, yeah it would cost me--the attorney's charge.

CHAIRMAN E. CONKLIN: Not only that, you'd--lot as small as it is, that means a person could not do (*unclear*) on their spot. So, if they put a swing set or or something of that nature, you're restricting them for usage of their property, for plantings.

COMM. B. VASSER: So, there is a cost.

TRACY LEWIS: They don't need an easement. They, they can, they can run up the shoulder.

COMM. B. VASSER: That is true. So, there's not just the financial cost, but also the cost of the use of the property?

CHAIRMAN E. CONKLIN: Mh-hmm.

TRACY LEWIS: Right.

CHAIRMAN E. CONKLIN: Okay, no other questions?

TRACY LEWIS: And we have no objections to their driveway, being, uh, widened.

CHAIRMAN E. CONKLIN: Make sure you can get two cars off the street.

TRACY LEWIS: Yeah, that can be a condition of approval, certainly.

CHAIRMAN E. CONKLIN: Okay, all right. Anybody in the audience in favor of this application? Anybody in favor? Anybody opposed to this application? Okay, any further questions from the board? No? All right, I declare this hearing closed.

COMM J. JONES: Are we keeping this, the map?

CHAIRMAN E. CONKLIN: That's the old one. That was in here by (*inaudible*)

- - -

Later that evening, the board upon motion made by Commissioner Vasser and seconded by Commissioner Jones unanimously voted to approve the variance with stipulations.

“In the application by **Romano Brothers Builders, LLC of 6 Franz Way, Shelton, CT 06484 (Mary Merola, 2 Mary Street, 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.

The application for a variance is approved.

Inasmuch as the resulting lot size is comparable to the size of those in the neighborhood and the front setback is comparable to that of the adjacent houses.

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

This certificate is contingent upon the following stipulations: 1) The driveway will be constructed so it is wide enough to accommodate a second car. 2) The property is serviced by city water and city sewers.

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.

- - -

COMM J. JONES: Start on it?

CHAIRMAN E. CONKLIN: Yes.

COMM J. JONES:

#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.

#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.

#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.

CHAIRMAN E. CONKLIN: Okay, I have to assume that everybody left here is to listen to this. So, why doesn't everybody move forward so they can hear what's going on. Okay? And

UNKNOWN VOICE: Mr. Speaker, may I interject for a moment? Am I out of order if I uh,

CHAIRMAN E. CONKLIN: Well, if you're looking to make comments on this, you can make comments when I ask for "in favor or opposed" to this application.

UNKNOWN VOICE: Understood, Thank you.

CHAIRMAN E. CONKLIN: Okay.

TRACY LEWIS: So, these are the notifications. Uh, I can provide a copy of the letter too, as well, informing all the uh--

CHAIRMAN E. CONKLIN: Do you have pictures?

TRACY LEWIS: I have pictures, yeah. I separated these out for Lot 1, Lot 2, Lot 3, um, this shows Riverview and also the site as it looks.

CHAIRMAN E. CONKLIN: All right. Here's--

TRACY LEWIS: Uh, so,

CHAIRMAN E. CONKLIN: Now is this one contiguous lot at the moment?

TRACY LEWIS: Uh, it is not. I will present the assessor's map which I think is in your folder

CHAIRMAN E. CONKLIN: Uh huh.

TRACY LEWIS: The yellowed up area is the lots that we're doing. There are 2 lots here now, one has an existing house on it, which I showed on the map. It's very, it's a two-family house and it's right against the front street line. So, there are two lots here. We're in a R-4 zone. We are allowed two-family dwellings with a special permit. But there is an existing two-family dwelling on this lot. I showed the dashed line which shows the division between the two lots. So, what we wanted to do – we're just missing the area of 7,500 sq. ft. for each lot. So, what we've done is created three single-family residences, rather than two, two-family homes. So, there would be three families as opposed to four. Right now there's two here. We'd tear down this dilapidated house, two-family house, and build a conforming residence on each lot with just a variance. Each lot is exactly the same and the variance is exactly the same on each one, 500 sq. ft.

CHAIRMAN E. CONKLIN: How many other multifamily houses are in this neighborhood besides this one?

TRACY LEWIS: This one, I saw one up at 36. There is a, I think Tom Dingle said there was an in-law apartment across the street.

CHAIRMAN E. CONKLIN: Well, that's not a multifamily.

TRACY LEWIS: And then there's a two-family residence right here. I think it's 36 or 236 address.

CHAIRMAN E. CONKLIN: What size lot is that?

TRACY LEWIS: 100 by 100; the 10,000 sq. ft.

CHAIRMAN E. CONKLIN: Okay

TRACY LEWIS: So, for the two-family residence you need 10,000 sq. ft. which we have that on these two lots.

CHAIRMAN E. CONKLIN: So, you're trying to turn these all into roughly 70 by 100 ft.

TRACY LEWIS: Right.

CHAIRMAN E. CONKLIN: For your 7,000 sq. ft. lots.

TRACY LEWIS: And I labeled this Tice cause this was a variance, not necessarily a variance but this was two new houses that were built here. Mark wants to build the same type of house on these lots. Matter of fact, we used this as a pattern for the proposal. This is a picture of one of Tice's house. And that's kind of what Mark's houses will look like. That being said, you know, there's buyers and sellers and that may change slightly but that what our intent was.

CHAIRMAN E. CONKLIN: I haven't seen those pictures as of yet but are, does this property drops off in the back?

TRACY LEWIS: It drops off it's uh, as you see from the pictures.

CHAIRMAN E. CONKLIN: This is the one that Tice built?

TRACY LEWIS: Yeah.

CHAIRMAN E. CONKLIN: Okay. So, I'm just looking at this property that we haven't seen.

TRACY LEWIS: Yeah, this is up the street a little bit. It's an open field right now. This is, there's no, I don't think there's any trees on the lot.

CHAIRMAN E. CONKLIN: No, Okay.

TRACY LEWIS: It's all open field. So, I want to take this house down and make it a normal lot there, normal lot, with just the area variance.

CHAIRMAN E. CONKLIN: All right.

TRACY LEWIS: There is city sewers, city water.

CHAIRMAN E. CONKLIN: Pass that, Okay.

TRACY LEWIS: I believe there's even gas.

MARK ROMANO: There's gas.

TRACY LEWIS: I don't know if he's going to utilize the gas but there is gas.

COMM. J. ORAZIETTI: You said there's city water?

TRACY LEWIS: City water, yeah.

COMM. J. ORAZIETTI: Where's the sewer?

TRACY LEWIS: City sewer, uh, the sewer is up the street a little ways, we might be able to extend down--

MARK ROMANO: I already talked to Tom and he said it's okay.

TRACY LEWIS: Yeah, we're gonna do individual pumps, pump up. Three individual lines to it. What three,

CHAIRMAN E. CONKLIN: And this is the existing house that you're going to remove?

TRACY LEWIS: Yes. So, we think that ya know, the neighborhood will be enhanced with the new homes.

MARK ROMANO: Off-street parking.

TRACY LEWIS: Off street parking, we'll have a wide driveway, two car garage on each one, uh, so it'll -- we're not asking for any variances of setback

CHAIRMAN E. CONKLIN: Tice has been in front of us or are you saying Tice--

TRACY LEWIS: I'm not sure if it was an actual variance or not, I'm not sure about that. I didn't check that.

CHAIRMAN E. CONKLIN: I hope so because there's a picture that shows a pool way too close to the property line.

TRACY LEWIS: Well, I'm not here to report anybody. *(Laughter)* But you can see that this lot here has screened this house cause they don't like it, so they've got some screening here, can you see that on the photo?

CHAIRMAN E. CONKLIN: Yeah.

TRACY LEWIS: So there's uh, I think there are arborvitaes, I'm not a good tree guy, but there are arborvitaes I believe, on this (inaudible) side, and yes there is kind of a pool back here.

CHAIRMAN E. CONKLIN: Okay.

COMM. L. ADANTI: May I see that, the proposed,

CHAIRMAN E. CONKLIN: This one, yeah, typical house. So, these houses again would be roughly, in square feet --

TRACY LEWIS: 2,000

CHAIRMAN E. CONKLIN: 2,000, okay. Two-car garage?

TRACY LEWIS: Yes.

CHAIRMAN E. CONKLIN: Okay. How deep are these driveways?

TRACY LEWIS: Well, we got the front setback is 25 feet.

CHAIRMAN E. CONKLIN: Okay, so you figure *(Voices talking over each other; inaudible)*

TRACY LEWIS: 27, 26.

CHAIRMAN E. CONKLIN: It's not on the map so I have to make sure that all the questions are answered.

TRACY LEWIS: Yeah, no, that's why we're here.

CHAIRMAN E. CONKLIN: All right. Questions? Comments?

COMM. J. ORAZIETTI: The one thing about this neighborhood here is that it is a very unique street.

MARK ROMANO: Very unique street.

TRACY LEWIS: And you saw the photo of the island.

COMM. J. ORAZIETTI: I didn't see a photo of the island.

(Voices talking over each other; inaudible)

COMM. J. ORAZIETTI: There's a large island in the middle of this street, which at one time I think the street just ran the top part over here, and this was part of a cliff. Anyway, this is rock and ledge and I do know that the city trucks have a tough time. City trucks, garbage trucks, there's no cul-de-sac down the end of the road for turning around.

UNKNOWN VOICE: *(Inaudible)*

COMM. J. ORAZIETTI: What? There's no cul-de-sac.

UNKNOWN VOICE: Yeah, there's a cul-de-sac.

COMM. J. ORAZIETTI: No, there's not. I was there today.

UNKNOWN VOICE: It's small, it's very small, but it's--

COMM. J. ORAZIETTI: No cul-de-sac.

CLERK T. KELLY: They can't talk. They can't talk.

COMM. B. VASSER: You have to make sure nobody talks because the microphones--

COMM. J. ORAZIETTI: This is a very unique street.

(Voices talking over each other; inaudible)

CHAIRMAN E. CONKLIN: Hey, guys – Bryan

COMM. B. VASSER: You know I got to make this clear.

CLERK T. KELLY: Thank you.

COMM. B. VASSER: With all of you talking, we can't hear what's going on.

COMM. J. ORAZIETTI: I was talking.

COMM. B. VASSER: No, you're the only one who's supposed to be talking!

CHAIRMAN E. CONKLIN: Okay. Go ahead Jim.

COMM. J. ORAZIETTI: It's a very unique street. City trucks, garbage trucks, even the mail trucks have a tough time going down the street. It's tough to turn around down the end of the street. I know that there's a couple of fairly new houses in over here, that they built, and the cars go this way. And when cars are parked on the street, it's really tough. I just want to make everybody aware of that. I don't know if you know the neighborhood. It's, uh, there's not another one around like it.

TRACY LEWIS: Yeah, and we're providing driveways in the front and a two-car garage, which is the same as those other houses. These upper houses are up on the hill so there's not a lot of driveways that go into these properties up at the top. We are going to be off-street parking, you know, the parking is going to be on the lots.

CHAIRMAN E. CONKLIN: What's the elevation drop? Do you know off-hand? We don't have any elevation – from this house – this drops all the way from here down to Howe Avenue doesn't it?

TRACY LEWIS: Well, it drops down a little bit into this field and then it, it's gradually steeper probably from about the property line down to--

CHAIRMAN E. CONKLIN: Howe Avenue.

TRACY LEWIS: Howe Avenue, right. These drop down, there's a hill right here.

CHAIRMAN E. CONKLIN: Well, that's what I'm saying, these houses sit about 25, 30 feet above Howe Avenue?

TRACY LEWIS: Oh, much higher than that.

CHAIRMAN E. CONKLIN: Much higher than that?

TRACY LEWIS: Oh yeah, Howe Avenue is way down there. Yeah.

CHAIRMAN E. CONKLIN: Okay. All right.

TRACY LEWIS: It'd be more than that. But these, these lots will be graded much the same as these are.

CHAIRMAN E. CONKLIN: Okay.

(Voices talking over each other; inaudible)

CLERK T. KELLY: Excuse me, Chairman, I have to change the tapes. Okay.

CHAIRMAN E. CONKLIN: I'm not sure I understand you. By the looks of the lot next door, the lot actually begins to drop at the edge of the house. There's not really a backyard per se because it's sloping downward.

TRACY LEWIS: No.

CHAIRMAN E. CONKLIN: Okay. There is one, I'm just, I notice that this one drops off, in one of the pictures *(inaudible)* down lower.

TRACY LEWIS: This is the flattest lot.

CHAIRMAN E. CONKLIN: Okay.

TRACY LEWIS: It has quite a, I would say, correct me if I'm wrong, probably 50 feet from this house, the old house, it's pretty flat.

MARK ROMANO: Backyards are pretty flat. *(Voices talking over each other; inaudible)*

CHAIRMAN E. CONKLIN: In looking at this lot, I'm seeing that hill, I'm assuming, is all the way over in Derby? That I see in this picture?

MARK ROMANO: Must be.

CHAIRMAN E. CONKLIN: Okay.

TRACY LEWIS: Yeah, it's a nice view. It's a nice view, yeah.

MARK ROMANO: There will be walk-out basements to a flat backyard.

CHAIRMAN E. CONKLIN: Okay.

MARK ROMANO: And then after the property line *(Voices talking over each other; inaudible)*.

CHAIRMAN E. CONKLIN: It does drop down that steep *(Voices talking over the Chairman)* to a walk-out basement.

TRACY LEWIS: There wouldn't be a lot of *(inaudible)*

COMM. J. ORAZIETTI: Ed, just for your clarification, it might help you out. The top of this Riverview Avenue, right here, is, I don't know, it's got to be 6 feet higher than the lower part. And the street splits so it goes like this so there's trees, rock, one part of the street is up here.

CHAIRMAN E. CONKLIN: That's why I'm trying to get, to get an idea – so, this whole thing is on a sloping hill headed down toward the river is what we're saying.

COMM. J. ORAZIETTI: It well, the front part of the lot is a little bit lower than the street and then it gradually declines to the back of the backyards, and then from there the backyard, then it--

CHAIRMAN E. CONKLIN: Okay. Drops, okay.

UNKNOWN VOICE: It's a car hanging off of a cliff.

UNKNOWN VOICE: Sir,

CHAIRMAN E. CONKLIN: All right.

UNKNOWN VOICE: It's our turn I think.

CHAIRMAN E. CONKLIN: Yeah, Okay. All right. Any other questions? Anybody in favor of this application? Anyone in favor? Anyone opposed to this application? Okay. Name and address for the record, please.

STEPHANIE DELLELIO: Stephanie Dellelio. 896 Howe Avenue, Shelton, CT. I'm an abutting owner right in back of where the proposed Lot 3 is situated. I have a statement I'd like to read into the record. I think everybody else would like an opportunity to voice their objection as well.

CHAIRMAN E. CONKLIN: Okay.

STEPHANIE DELLELIO: *(Reading)*

Uhm, here Romano Brothers LLC's application for a variance to build three homes is both aggressive and unreasonable. The granting of a variance must be reserved for unusual or exceptional circumstances. The zoning board of appeals is authorized to grant a variance only when two basic requirements are satisfied--which you probably all know. The variance (a) must be shown not to affect substantially the comprehensive zoning plan and (b) adherence to the strict letter of the zoning ordinance must be shown to cause unusual hardship unnecessary to the carrying out of the general purpose of the zoning plan. Proof of unusual hardship is absolutely necessary as the condition precedent to the granting of the zoning variance. The unusual hardship must be unique. Here, such evidence of an unusual, unique hardship is wholly lacking. 265 Riverview Avenue was conveyed to the Romano Brothers Builders, LLC on September 5th, 2017 just over a month ago. Romano cannot argue that enforcement of the zoning regulations is a unique hardship to an entity that has held titled less than six weeks. There's a house on the lot. The existing structure can be modified within the confines of the regulations without intrusion of the setback requirements. The variance (*of thought?*) failed to conserve the public safety and welfare. The extremely narrow street--which we've been talking about--makes it impossible for a fire engine to turn a truck around. This is the end of the street without a cul-de-sac as we heard earlier. Putting three homes in with the traffic that comes along with it on this narrow street increases the potential for a fire hazard in this very narrow and uneven portion of the street making the entire area less code compliant; and by code I mean fire code. Any hardship that is reported here is solely self-stated and self-imposed. It is not a hardship driving the request for a variance, but rather the Romano Build--Romano Brothers Building--Romanos, Romanos' desire to subsidize, build, and make a profit. Variances should be granted sparingly under unusual--unless there's an unusual or exceptional circumstance. Here, if the variances are denied, the applicant still has a perfectly reasonable use of the property. Uhm, that's my legal argument, I don't have the specifics as far as, uhm, the lineage and the footage, uhm, but putting three houses on these very small lots, is uh, just, just too aggressive and it's a gross violation of--

CHAIRMAN E. CONKLIN: You do understand he can build two, 2-family houses.

STEPHANIE DELLELIO: Yes, I do.

CHAIRMAN E. CONKLIN: Okay. So, he can put 4 families instead of 3.

STEPHANIE DELLELIO: Yes.

CHAIRMAN E. CONKLIN: Okay. Just making sure.

STEPHANIE DELLELIO: Okay. So,

TRACY LEWIS: Without a zoning variance.

STEPHANIE DELLELIO: So, 4 family, single-family.

CHAIRMAN E. CONKLIN: No. Two duplex houses.

STEPHANIE DELLELIO: Four two-family.

CHAIRMAN E. CONKLIN: No, two, two-family.

STEPHANIE DELLELIO: Two, two-families - there's no, I have no objection to that.

MARK ROMANO: That would be four families renting, they could, okay. In my old neighborhood, I don't live far from here, I will--

CHAIRMAN E. CONKLIN: Okay.

STEPHANIE DELLELIO: It's not even proper, but, I'm sorry. The acreage isn't enough, I mean that's not on the table for today. What your proposing tonight are three houses that are on two lots.

CHAIRMAN E. CONKLIN: Okay. Anybody else opposed? Name and address for the record, please.

UNKNOWN VOICE: Wendy Jankow..?

CHAIRMAN E. CONKLIN: Uh, you're going to have to come over here to speak up so we can get your voice on the recording please.

CLERK T. KELLY: Please spell your last name.

WENDY JANKAUSKAS: J-A-N-K-A-U-K-A-S. My biggest concern is

CHAIRMAN E. CONKLIN: Address please.

WENDY JANKAUSKAS: 248 Riverview Avenue.

CHAIRMAN E. CONKLIN: Okay

WENDY JANKAUSKAS: ...is traffic. Everybody on our side of the road, we don't have driveways. Everybody parks on the road. And being there's two-family houses there, there's quite a few people living in there, there's a lot of cars on the road. If our neighbors or we want to have a get-together for Christmas, a picnic, there's no place for anybody to park. They end up parking on Williams Street or all the way down to Wheeler Street. I'm also concerned about the fire trucks, police cars - there's been ambulances have had to come down and they've had a hard time getting around cars. So, traffic is my big concern, even with two, two-family homes.

CHAIRMAN E. CONKLIN: Well, that's by right, he can build those. *(voices talking over each other; inaudible)*

COMM. B. VASSER: Well, this, if I may, this--

CHAIRMAN E. CONKLIN: Well, wait till the end when it's up for discussion. Okay. Thank you very much.

COMM. B. VASSER: Okay. Sorry.

CHAIRMAN E. CONKLIN: Anybody else opposed?

JUDITH NICHOLS: Hi. My name is Judith Nichols. I live at 275 Riverview Avenue. My property is adjacent to the property in question. And,

CHAIRMAN E. CONKLIN: You are the older house

JUDITH NICHOLS: I'm the last house on the dead end on the right hand side as you're coming down, yeah. As Wendy has said, the traffic, um, when our road splits into the high road and low road, they're both very narrow. We have a ton of trouble in the wintertime. Highways and bridges hates me because I'm calling them constantly. We're lucky if we get a single pass in the wintertime. My ex-husband had to rent a pay loader which we didn't charge the town for, the last large snowstorm we had, to plow out all the (inaudible) fall-out because the trucks couldn't get down there. We very rarely have a small truck to come and plow us. So, I'm, I'm like getting to be very good friends with the people in highways and bridges because I'm calling them all the time, for years now, for years. This is not something that just started. My family lived there, actually this property in question was my grandfather's. He bought it in 1914. My parents bought the house next store in 1942. So, we've been in that neighborhood just about 103 years. The, uh, we have trouble with the garbage. Okay. When the roads are not plowed, the garbage truck and the recycle truck cannot get down. Uhm, again, they, you know, they tell us "Well, I'm sorry, we can't get down, the road is not plowed." So, of course, I'm back on the phone with highways and bridges telling them they need to plow the road because their other entities cannot get down to get our garbage and get our recycle. Even with the driveways, which, you know, that's great. But we don't know that the people moving in are going to have more than a couple of cars that might fit in that driveway, and they may end up parking on the street. Some of the new houses that were put in, of the ones that you were talking about earlier, that were put in up the street, those people, some of them have more than several cars and they have to park on the street. And it, so which congests the street even more. I mean, they have to park where they have to park cause they live there. But you know, more houses, more cars, more congestion. Uhm, I think there was other things too, I just can't, oh – and there's definitely not a cul-de-sac. I live on the end of that street and it's not a cul-de-sac. It's not, most people use my driveway to turn around when there's no cars in there. And I don't, you know, I don't mind it for a certain extent but the more people the more turning around, you know, when we're not home. When we have cars in the driveway obviously they can't use it, but you know, they have many, many times, you know used my car, my driveway to turn around down there. Uhm, I'm trying to think what else, I know there are other things. What's that, oh yeah the school buses can't come down so they have to go up to the other end of the street and my granddaughter has to go all the way up to the end--

CHAIRMAN E. CONKLIN: Okay. These are all street issues and that's not our purview here. Okay, as far as the street goes. Okay. I understand there are street problems and we understand that it could be parking.....okay, but as far as, that's something you should really should go to the town and try to get that improved if you're having trouble, especially during the winter.

STEPHANIE DELLELIO: I'm just saying that the more cars on the street the less chance of them being able to--

CHAIRMAN E. CONKLIN: Get through. Okay.

MARK ROMANO: Excuse me, can I just address everybody here real quick

CHAIRMAN E. CONKLIN: No, not, at the end, okay – not this, this is their turn. Anybody else?

LISA NICHOLS: Lisa Nichols, 275 Riverview Avenue. That's my mom. We live in the same house. I have pictures of the property, their property, um cause I had actually looked into purchasing it.

CHAIRMAN E. CONKLIN: We have pictures but we can't otherwise we have to take your phone.
(Laughter)

LISA NICHOLS: Cause they were saying that it doesn't drop but it clearly does. So, I just wanted to throw that out there. But, basically everything that they're saying is true. I know that you said that in terms of the road we need to talk to highways and bridges or whatever. But I've actually had tow companies refuse to tow my car home because in the past a tow truck got caught from trying to leave on the top side of the road and they fell over to the bottom half of the road. So, the congestion on the road is very bad. And again, as, I don't even know her name, stated that, you know, it's not a hardship so to put a 3rd house there would bring, just as they had to put bushes on your side because the house is abutting right up against the property line, that's what it would end up doing to our property line - cause there's only about maybe 15 feet would you say, from our house to the end of our property line where it meets over there?

CHAIRMAN E. CONKLIN: Just so you understand that that's the standard zoning for there because if they put a two-family in they could build just as close. No matter what, that's the zoning for that area.

LISA NICHOLS: Is 15 feet from the line?

CHAIRMAN E. CONKLIN: Yes. Yes. Okay. Just, not not, just letting you know that that is the zoning for that area.

LISA NICHOLS: Okay, I was just, yeah.

CHAIRMAN E. CONKLIN: Okay. It's not because of 3 family- if they put something else there, that would be the same stipulation of 15 feet from the property line.

LISA NICHOLS: Okay

CHAIRMAN E. CONKLIN: Okay. Okay, anybody else opposed?

ERICA MAREK: Erica Marek, 259 Riverview Avenue.

CHAIRMAN E. CONKLIN: Okay.

ERICA MAREK: So, my concern I want to piggyback off of what she was saying. Two houses would be better than three. At least you would have two, you have two lots. So, put in two houses. It wouldn't be as congested.

CHAIRMAN E. CONKLIN: Well, they could put two, two-family houses.

ERICA MAREK: And that's fine

CHAIRMAN E. CONKLIN: Which would be 4 driveways. Could be up to four driveways.

ERICA MAREK: And that's fine. It's, it's just having

CHAIRMAN E. CONKLIN: I just put it on the table to make sure you see everything that could happen. You're making a decision here – I just want to have all the facts for you, okay?

ERICA MAREK: It's just squeezing in three homes in two lots.

CHAIRMAN E. CONKLIN: Okay.

ERICA MAREK: You know, and then the hardship. It's, where's the hardship that's not self-imposed?

CHAIRMAN E. CONKLIN: Okay. All right.

UNKNOWN VOICE: I have the same objections. Uh,

CHAIRMAN E. CONKLIN: Okay. Name and address, please.

UNKNOWN VOICE: Excuse me?

CHAIRMAN E. CONKLIN: Name and address, please?

PETER JANKAUSKAS: Peter Jankauskas, 248 Riverview.

CLERK T. KELLY: Could you please spell the last name?

PETER JANKAUSKAS: Sure. J-A-N-K-A-U-S-K-A-S

CLERK T. KELLY: And what was the address?

PETER JANKAUSKAS: 248 Riverview.

CLERK T. KELLY: Thank you.

CHAIRMAN E. CONKLIN: Whereabouts? Is that the opposite side?

PETER JANKAUSKAS: Uhm, I have, this is my lot right here.

CHAIRMAN E. CONKLIN: Okay. Right across the street, okay.

PETER JANKAUSKAS: Uh, same, uh, same thing. Road's very narrow, plows can't get down, we have hardly any room to put our recycle bins and garbage cans out there. From here down we have a buried, water, uhm, for rainwater, a buried pipe. I don't know how they're going to degrade it to their uh, to their residence. Uhm it's probably gonna, uh,

CHAIRMAN E. CONKLIN: Are you talking about a culvert or something for the city, for the drainage?

PETER JANKAUSKAS: Yes.

CHAIRMAN E. CONKLIN: Okay.

PETER JANKAUSKAS: Uhm, I don't know if they're going to have to go over that and drop down to the house. I don't know if they're going to build up to the road so the homes are level with the road. Uh, then that's one concern. Uh, sewage, right now they have a septic tank here and this is the leaching field. I imagine, you said you were going to pump it up or would you pump it, you know, the nearest manholes over here. Uh, I'm not in favor of a high density area. I lived there all my life and I'd like to leave it somewhat open for my children. Uh, and it's just a concern about safety. Safety is the biggest thing. Cars

going in and out and parking. Right now, we can't park on, over here, so of course the parking is on this side of the road. It's hard to turn around at the end of the road.

CHAIRMAN E. CONKLIN: Okay.

PETER JANKAUSKAS: And like everyone said, uhm, you have outings, people come, uh, you know, for parties, and there's just a lack of parking.

CHAIRMAN E. CONKLIN: Okay. Okay, thank you. Anybody else? Okay. Your turn to reply and I have to ask a couple of questions. I was just noticing--

TRACY LEWIS: We are, we are able to approve the lot to accommodate all the parking for our, for the residents that are there. So, that being said, I mean, we have, I'm assuming a two-car garage

MARK ROMANO: Yes.

TRACY LEWIS: With two cars in the front.

MARK ROMANO: And two cars in.

TRACY LEWIS: Yeah, and two cars in. Two cars in the front and two cars in, in the garage so you know, we can easily accommodate a single family residence right on the lots. Uh, the condition of the road – uh, Mark has frontage on that road as well, so, uhm,

CHAIRMAN E. CONKLIN: What is the width, do you know approximately, what's the scale of this?

TRACY LEWIS: That's ten feet so that's only about fifteen feet across.

CHAIRMAN E. CONKLIN: That section here.

TRACY LEWIS: Yeah, so you got to realize this is a, this is, this is a, this is like, this is one way. And *(voices talking over each other; inaudible)*

CHAIRMAN E. CONKLIN: That's one way, right, this is a one way street. Yeah, I was going to ask a question about improving but I'm noticing that you already have utility poles right in the roadway.

TRACY LEWIS: It's about 12 feet.

CHAIRMAN E. CONKLIN: What's that?

COMM. J. JONES: They could be relocated.

MARK ROMANO: What I found striking is everyone here knows what kind of condition this two-family's in, It's a dump. There's only so much perfume you can put on a pig. It's always going to be a pig. The renters we get for that are not – I got two-families in Shelton, I love them. They're going to rent right away. But the renters we're going to get for this is not going to be Martha Stewart types, if you know what I mean. We're going to have two, two, two, uh, three bedrooms, two floors, so it's possible it could be six, seven, eight cars for one house there. The other two-family here, and the same amount. You're going to have a lot more cars, a lot more traffic and they're renters. Renters aren't going to care that he parks in your space. The homeowner, when he owns this house, he's gonna take pride in it. He's gonna come up, he wants to be your friend. He's gonna want to take care of you guys so he's not gonna break b _ _ ls. He's gonna park in his driveway. Renters are tough. I just want you guys to be prepared. That's the alternative. And yes, I am out for profit. Since when did profit become a bad word? I'm self-employed. I take care of my wife and three kids. We need to build houses to make money. That's what we do. Can I make money on two, two-families? Absolutely. But I truly, living in town five minutes from

here, this is the highest and best use of the property. Three families that are going to live there take pride in their house, own the house, and try to be friends with the neighbors. That's just my thoughts, my experience.

STEPHANIE DELLELIO: I'd like to rebut that, well why don't you just build two, single-family homes then?

MARK ROMANO: Well, I wouldn't wreck this just to rebuild a two-family house. There's only so much – I'm out for profit; I need to make money.

(Voices talking over each other; inaudible)

STEPHANIE DELLELIO: At the collective expense--

MARK ROMANO: It's not at your expense, but – it's, you need, you guys must realize that you're going to have four renting families in here or you're going to have three families that own.

STEPHANIE DELLELIO: Oh, so you're threatening us now, with your, that's a threat,

MARK ROMANO: No, I'm giving you alternatives.

STEPHANIE DELLELIO: ...that you won't even consider building.

CHAIRMAN E. CONKLIN: Whoa, whoa, whoa! Let's stop the threat.

STEPHANIE DELLELIO: He's threatening.

CHAIRMAN E. CONKLIN: He gave you what his options were. Those are the city options he has under the zoning regulations.

STEPHANIE DELLELIO: He's threatening us.

CHAIRMAN E. CONKLIN: That's what they are.

STEPHANIE DELLELIO: I simply suggested that he consider building two-single family homes. That's all I suggested. And that was the response that we got. That nope, he's gonna make more money with tenants.

CHAIRMAN E. CONKLIN: Okay. All right. Is it anything new? It's not, this is not a tit for tat. This is strictly to us, back and forth.

LISA NICHOLS: No this is, it's about the pump-up sewage system. Because right now there's a septic tank for the home that's existing. So, my question is: Does the pump-up system change regarding whether or not there's three single family or two, two-family homes because again I had looked into the property in question and I was told by the city that we weren't allowed to pump up, that it would have to go to the next city hook-up which is down in the woods past our house on the dead end. And the reason I didn't, I decided not to purchase the property is because they said I'd have to pay out of pocket \$250,000. So I'm, before I--

CHAIRMAN E. CONKLIN: I, I couldn't answer that. That's between them and the city. *(Lisa Nichols talking over Chairman; inaudible)*

LISA NICHOLS: In terms of, cause otherwise it has to go into one of the neighbors pump-ups, which I was told by the city which would again, affect either one of you who have it connected to your property.

MARK ROMANO: I can answer that, Mr. Chairman.

CHAIRMAN E. CONKLIN: Okay.

MARK ROMANO: I did meet with Tommy Simms. We got two options. We can run a gravity system down into the woods or I can run three individual, not town-owned, individual lines up to the manhole.

CHAIRMAN E. CONKLIN: Okay.

MARK ROMANO: Either or.

COMM. J. ORAZIETTI: But I think she was asking if you had two, two-families

MARK ROMANO: It would be the same. It would be, there would still be two pumps

COMM. J. ORAZIETTI: Two separate, two separate pump ups.

MARK ROMANO: Yeah, yeah. That's probably the way we're gonna go. We're probably going to pump up individual lines, pump up to the manhole.

CHAIRMAN E. CONKLIN: Okay. All right. Any other questions?

COMM. J. ORAZIETTI: I'd like to see the street fixed.

COMM. J. JONES: Mr. Chairman, that was my question, especially if you're going to be in the street. Would you, Mr. Romano, would you be willing to improve the street?

MARK ROMANO: Well, you can't. I don't see how you can improve around the island because of the elevation change. It's so drastic.

COMM. B. VASSER: Can you put a wall on one side, and take away the island? A retaining wall? That would widen up the road quite a bit.

TRACY LEWIS: That would be, the expense would be--

COMM. B. VASSER: I'm just asking is it possible, but,

TRACY LEWIS: Anything's possible but the expense would be--

COMM. J. JONES: Also, could you be relocating the utility poles, too, and make it wider on that, on the lower side?

CHAIRMAN E. CONKLIN: Yeah, that was sort of the question I would have had. This one especially, if that got moved then this road in general could be widened considerably on that side.

MARK ROMANO: But then, what are we talking about, just so the neighbors could park in front of the three new houses?

CHAIRMAN E. CONKLIN: I'm sure, you know, even though you're saying you're getting two, but no one's going to park two stacked in front of their own cars so they have to move them four at a time. So, they're going to be parking in the street just as well.

COMM. B. VASSER: Well, if I heard him correctly, emergency vehicles have trouble getting out of, tow truck got stuck, you know, improve the current condition not so much so they can park there.

COMM. L. ADANTI: Can you collaborate with the city?

CHAIRMAN E. CONKLIN: I mean this catch basin, right now you're feeding down to it vs. moving one utility pole to considerably improve this all the way down across all your lots.

PETER JANKAUSKAS: Actually, it would probably be more than one telephone pole.

TRACY LEWIS: Well, this one's in relation - poles are expensive to move.

PETER JANKAUSKAS: Well there's another one over too, in this area.

CHAIRMAN E. CONKLIN: The other pole is down here.

PETER JANKAUSKAS: No. There's a pole at the corner and there's one here. And then it starts crossing.

COMM. B. VASSER: What do you think a retaining wall would cost?

CHAIRMAN E. CONKLIN: Well, they're not responsible for--

COMM. B. VASSER: I didn't say they were.

MARK ROMANO: Hundreds of thousands.

TRACY LEWIS: And the question is: Is the city going to approve it? You know, that's city property. So, they got to maintain it.

CHAIRMAN E. CONKLIN: Yeah, if we get into city property and things of that nature - I mean requirements to approve their lots for health and safety is another issue but to improve the city road is not under our purview.

COMM. J. ORAZIETTI: What if you widen the bottom part of the street?

CHAIRMAN E. CONKLIN: Uhm, we had a request by one member at least, and I, I think I would, I can remember many, many years growing up there. I can't, I thought it was dirt many years ago. But I'll have to uh, take a look at that property, take a look at the, same, same thing, we should go take a look at it.

(Voices talking over each other; inaudible)

COMM. B. VASSER: Is it possible that we can postpone plans to approve it, to continue it? I'm asking.

(Voices talking over each other; inaudible)

COMM. L. ADANTI: Too many talking at once; she can't, she's not going to be able to hear the tape.

COMM. J. ORAZIETTI: I'm just saying. You know, I'm just saying, if we were able to widen the street you know, onto your property, just somewhat,

UNKNOWN VOICE: *(Inaudible)*

COMM. J. ORAZIETTI: Huh?

UNKNOWN VOICE: *(Inaudible)*

COMM. J. ORAZIETTI: No.

CLERK T. KELLY: We don't have his name.

COMM. J. ORAZIETTI: I'm saying

--

CHAIRMAN E. CONKLIN: You can't, name and address for the record, please.

BRIAN NEWTON: Brian Newton, 264 Riverview. Across the street.

CHAIRMAN E. CONKLIN: You can speak after you gave your name for the record, name in the record.

COMM. J. ORAZIETTI: Mr. Chairman, I remember an issue down, a Pine Rock Park parking incident quite some time ago, where the telephone poles were you know, we made the development move the telephone poles to straighten out the street.

CHAIRMAN E. CONKLIN: In front of their house.

COMM. J. ORAZIETTI: In front of the houses, yeah.

CHAIRMAN E. CONKLIN: Right.

COMM. J. ORAZIETTI: I think, you know, it was a little, I mean, I think it was five homes, not three. If I remember correctly. It was a little bigger project, I know, but, it's just so you know.

CHAIRMAN E. CONKLIN: Well, that was a question I did ask, you know, if this was a catch basin, there's two catch basins, where if they go up the street at least into the catch basins-

COMM. J. ORAZIETTI: The steps of this home right here are, they are, literally like one foot off, one/two feet the most off the street.

TRACY LEWIS: Yeah, that's why I always thought we were making it better by doing what they're doing.

COMM. J. ORAZIETTI: Yeah, well, you know what I mean, you know what I mean.

TRACY LEWIS: We're hoping it's better. I mean,

COMM. J. ORAZIETTI: Well, I'm thinking if you, came out a little bit-

CHAIRMAN E. CONKLIN: Uh, I think I need to go out, hold it over for a month at least to go take a ride up there so we , I could--

TRACY LEWIS: Yeah, and that will give us time to consider some of the things you asked about. We don't know price wise, pole movement, that kind of stuff, so uhm. We don't really think we're responsible,

CHAIRMAN E. CONKLIN: It's not really (*Tracy Lewis talking over Chairman Conklin*) to have you improve the street, other than what's in front of your property. And anything else beyond that is not within our rights or purview.

TRACY LEWIS: Yeah, and there's storm drainage here, we don't know, you know how that's going to affect that uh, you know there's storm drainage that goes down to the stream, here.

COMM. L. ADANTI: Mr. Chairman, maybe a conversation can begin though, for a certain collaboration with the city to do some improvement and make some changes with this project.

CHAIRMAN E. CONKLIN: Uh, for them to approach the city to see if like--

COMM. L. ADANTI: Yeah, I think that would be great.

CHAIRMAN E. CONKLIN: Okay. Is that possibly your purview to approach the engineer about this improvement in front of your-

TRACY LEWIS: It's up to you, that's your call.

COMM. L. ADANTI: It shows some good faith and perhaps something can come of it.

TRACY LEWIS: Sure.

CHAIRMAN E. CONKLIN: Okay.

COMM. J. ORAZIETTI: And you've got a lot of equipment in the neighborhood already.

CHAIRMAN E. CONKLIN: All right. So, we're going to keep this hearing open for another month, all right, so we could all go take a look at the property and the road. Obviously, it's been a major concern of how or whichever way we decide. Okay? And, I guess we'll see, and you guys take a, have some attempt to talk to the city engineer or someone about how we can all work it possibly, if the decision does go your way or doesn't go your way, you know, what are our options? Okay? Of whatever we decide to do here. One last comment?

STEPHANIE DELLELIO: Yeah, Stephanie Dellelio for the record, uhm, two things. Uhm, one thing I think we all can agree on is, uhm, applicant included, everybody would like to see that house come down. That's a starting point. That you're absolutely right -- it's an eyesore, it should come down. It's in shambles. Uhm, and just secondly, you mentioned Pine Rock Park earlier, Mr. Orazietti, and that is a prime example of zoning gone awry and what we are all trying to avoid here. Houses upon houses. And uh, thank you for the time tonight and consideration and I hope that we can come to an agreement the next time.

COMM. J. ORAZIETTI: Can I just respond to that? One second, in your response to zoning gone awry, I just want to tell you that the neighborhood down in Pine Rock Park is a street where the developer worked in conjunction with the neighbors and moved a few telephone poles and straightened out the street - I think looks fabulous. So, in some instances, you know, a little give and a little take here and there goes a long way, and you can make, you know, we can't keep somebody from using their property. Can't do it. You wouldn't want us to say that you can't build on your property.

STEPHANIE DELLELIO: I'm just asking for reasonable use of the property and I don't want any undue hardship here.

COMM. J. ORAZIETTI: We totally understand.

STEPHANIE DELLELIO: Okay. Thank you.

JUDY NICHOLS: Judy Nichols for the record. I just have one question. Uhm, I don't know or maybe I didn't hear, but when she suggested two single-family houses, I, is there a problem with that?

CHAIRMAN E. CONKLIN: That's not under our purview. The zoning regulations are what he's allowed to build to. Okay, we can-

JUDY NICHOLS: So, he could build two, two-family or two one-family.

COMM. B. VASSER: Without even talking to us. Without even talking to us.

JUDY NICHOLS: Okay. I just didn't know.

CHAIRMAN E. CONKLIN: Right. We can't turn around and tell him he can't do anything.

JUDY NICHOLS: I know, right. I was, I was under the impression it was only for two-family houses, that's what it seemed like. That's what I wanted to clarify.

TRACY LEWIS: These are single-family residences.

JUDY NICHOLS: Three, right.

TRACY LEWIS: Three single-family residences.

CHAIRMAN E. CONKLIN: Okay. All right. We'll just continue to next month and we see you back again, third Tuesday of the month.

TRACY LEWIS: Thank you.

CHAIRMAN E. CONKLIN: All right.

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HEARINGS CONTINUED TO NOVEMBER MEETING
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MINUTES – Motion made by Commissioner Vassar and seconded by Chairman Conklin to approve the minutes of September 19, 2017 as presented by the clerk. Motion approved by unanimous vote.

Meeting adjourned at approximately 8:45 P.M.

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