

Board of Zoning Appeals – Hearing Room, Municipal Building 54 Hill Street, Shelton, CT. Tuesday, August 18, 2015 at 7:30 PM

1. #715-1 100 Wakelee Extension, Larry Ellis of 23 Macintosh Drive, Oxford, CT
2. #715-2 61 Indian Well Road, Michael Walker of 55 Sintsink Drive, Port Washington, New York
3. #715-3 31 Wakeley Street, John Dobkowski of 31 Wakeley Street
4. #615-1 560 Booth Hill Road, Doreen Laucella of 560 Booth Hill Road, Shelton, CT
5. #615-2 256 Soundview Avenue, Darby Builders or 88 Ledgebrook Lane, Southbury, CT
6. #615-3 5 Hilltop Drive, William Serrano of #5 Hilltop Drive, Shelton, CT

Commissioner Conklin	Good Evening Ladies and Gentlemen. And welcome to the August 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. To start the hearing our regulations require that you have placard at your property, you provide four pictures one including the placard and receipts indicating that you have notified your abutting neighbors ten days in advance of the hearing tonight. If you don't have these, we will reschedule the hearing for the next meeting. When you come in front of this board, you are giving testimony – this is a hearing. The decisions made by this board at the end of this hearing, if it is challenged, and taken to the next level, it's the recorded testimony that is presented – not any member of this board. Our minutes are transcribed verbatim. The two recorders on this table can only record one person speaking at a time. So if any conversation going on is between the applicant and the members of the board only. And anybody who's in the audience if you have to have a conversation, please take it out to the hallway. And please mute your cell phones at this time. Or turn them off. Present tonight are alternate commissioner Jim Orazatti, who will be sitting in for Commissioner Phil Cavalharo, Commissioner Linda Adanti, Commissioner Ed Conklin, and Commissioner Brian Vasser and also our clerk is Sue Pulos. Uh – you're up
Commissioner Vasser	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, August 18, 2015 at 7:30 p.m., in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT: Item number one - number 715-1; 100 Wakelee Extension , Larry Ellis of 23 Macintosh Drive, Oxford, CT for a waiver to Section 24.4.11 by varying the minimum setback from the left side line (Paper Street) from 15 feet to 8 feet to allow for a new single family home with deck. Item #2 number 715-2
Commissioner Conklin	Hold up – just do one
Commissioner Vasser	Oh ok
Commissioner Conklin	Applicant in the audience please – please come up to the table
Larry Ellis	For the record Larry Ellis, 23 Macintosh Drive Oxford CT
Commissioner Conklin	Pictures
Larry Ellis	2 cards
Commissioner Conklin	Ok
Larry Ellis	Since this fronts on three streets, I put up two different signs, one on each street
Commissioner Conklin	Ok, One is a paper street
Larry Ellis	Right – I put it on Kneen Street and Wakelee
Commissioner Conklin	Ok – I'm not sure if we should have had an application – a letter to the City cause one's a paper street – not a legal street – alright
Larry Ellis	Well the letter that I got said only if it was a – it says not – no paper streets
Commissioner Conklin	Ok
Larry Ellis	It says if it's open space
Commissioner Conklin	Right
Larry Ellis	Send it to the conservation commission
Commissioner Conklin	Ok
Larry Ellis	Now so and then I have maps
Commissioner Conklin	Tell us what you're trying to do and the reason why you can't conform to the regulations

Larry Ellis	Well the hardship clearly here is this this lot is a 50 foot by 150 foot lot – it fronts on three – uh Kneen Court which is paved, Wakelee Avenue which is paved and a paper street here. According to the zoning regulations they only they look at this a frontage so 25 foot back and that would reduce it to a 22 – 24 foot house. If they do that. They allow it to go – they give you ten foot of uh - uh leeway so they would make it 15 feet. But that would still make it a 24 foot house. So we're requesting so that we could build a house we go with the 8 foot um boundary on the paper street that will never get developed or anything. Doesn't go anywhere. There are no existing lots around it. Um and this is a map of the assessors map – you can see all of the uh lots in there – this house here – I'm sorry
Commissioner Conklin	Can I see it
	Unclear voices
Larry Ellis	The number 14 Kneen Court that is – it's on the opposite side of the paper street and that clearly has an 8 foot side line. Existing there. Across the street you can see their close to the road so it would conform completely with the neighborhood and all the surrounding lots.
Commissioner Conklin	Now that's a paper street next door – have you approached the city to have it abandoned and
	Um – multiple voices
Larry Ellis	We investigated that and there is storm drainage that runs behind uh where are we – uh behind these houses here – these two here there's some kind of this here – it runs in here and out to here to the storm drain which is right here so we're not going to pick up anything with the storm drainage on it and have to do anything with that. So no one's you know it doesn't do us any good.
Commissioner Conklin	Well it would give you the side yard set back
Larry Ellis	Well we would have to deal with the storm drainage and they'd have to move it or something – and that's not going to
Commissioner Conklin	Well you'd just have an easement through your lot – the house would not then be conforming – the house would stay where it is and would be conforming.
Larry Ellis	Uh I don't
Commissioner Conklin	To the side street set back
Larry Ellis	I don't think that will be feasible – I mean I don't want to do anything with the storm drains – we don't know exactly where it is – it's on the print - if it's over here it doesn't help
Commissioner Conklin	Alright
Larry Ellis	I mean you can clearly see if it conforms and everything and it fits the neighborhood uh – this lady called me today and said she had no problem with it – he has not contacted me
Commissioner Conklin	Ok – how many square foot house are you planning on building
Larry Ellis	Uh 2200
Commissioner Conklin	2200
Larry Ellis	Right
Commissioner Conklin	Ok – two level
Larry Ellis	Colonial correct
Commissioner Conklin	Colonial
Larry Ellis	I actually have some pictures if you want of the style
Commissioner Conklin	Alright – just supply one picture or something of the style
Larry Ellis	Well it would be similar
Commissioner Conklin	Ok – why don't you give those to them. Alright
Larry Ellis	And then you know we could get – would have a two car garage
Commissioner Conklin	Alright
Larry Ellis	To get the two car garage – if we don't get the variance – we'd have to go with a sideways raised ranch – or the garage is facing the road which I also have pictures in town where they've done it before which is not in our opinion not very applicable
Commissioner Conklin	Uh ok – this is going to be supplied with city water city sewers
Larry Ellis	City water city sewers

Commissioner Conklin	Ok – your foot drains are they going to tie into the storm drains
Larry Ellis	There is a storm drain right out in the front – he did draw a system in
Commissioner Conklin	Ok
Larry Ellis	If the engineer of the town allows it will tie right into the storm drain
Commissioner Conklin	Ok
Larry Ellis	Sometimes he doesn't allow it – doesn't like it – for whatever reason but if he does then that will be eliminated and we'll go on to there
Commissioner Conklin	And the front of the house is going to face Kneen Street
Larry Ellis	Right
Commissioner Conklin	Ok
Larry Ellis	Yes
Commissioner Conklin	Even though your application coming in is on Wakelee Avenue extension
Larry Ellis	Excuse me
Commissioner Conklin	Even though the application coming is was
Larry Ellis	Well that was the address they had on record – at the town – use the 100 – so uh – zoning said let's use that but explained to them that I also have pictures of that – I don't know if you were up there on Wakelee Avenue Extension – it just ends, there's no turn around – it turns into a driveway – it's very tight
Commissioner Conklin	Ok
Larry Ellis	It's probably only 12 feet wide for a good portion of the frontage on Wakelee so and it's a – the grade is a lot steeper – up there then
Commissioner Conklin	OK
Larry Ellis	So it would make sense
Commissioner Conklin	It would fit in better
Larry Ellis	Much better
Commissioner Conklin	Board have any questions
Commissioner Vasser	Do you know if there is any variances that has been approved on all of these that seem to be very close to the
Larry Ellis	Well I know these aren't – I actually built that 10 years ago – there is no variance there – there was a variance but not for sideline it was for uh
Commissioner Vasser	Does this meet the setback
Larry Ellis	Yeah – it's 8 feet
Commissioner Vasser	8 feet or 25 feet
Larry Ellis	No 25 in the front – see if this wasn't here there'd be no problem
Commissioner Conklin	The problem is these are three sides – we have three streets on the side so he has the side street set back on this
Larry Ellis	So what the zoning board or zoning department is saying alright 25 feet here – 25 feet here – and 25 feet here.
Commissioner Vasser	Because there is a road there
Larry Ellis	Because there is a paper street
Commissioner Vasser	And a paper street is – I mean just explain to me
Commissioner Conklin	Ok so a paper street is on zoning maps in case uh – the bottom line is when they developed the city they laid out streets of where things might go in the future
Commissioner Vasser	On so it is literally just on paper
Commissioner Conklin	It's just on paper

Commissioner Vasser	Ok
Commissioner Conklin	If those – as uh – there is houses or there is an empty lot
	Unclear voice – fades from microphone
Commissioner Conklin	There is an empty lot on the side over here that can be still accessed from going straight across if it needed to be
Larry Ellis	So this goes right up and comes right around in here. And he’s using that as a driveway so if he ever has to access this, which I think he’s there – I’m not sure – what is he would come right in here – we’re not doing anything – this was – it will stay there
Commissioner Conklin	Right
Larry Ellis	So he would come in there – he would have access
Commissioner Vasser	This is right now what – woods.
Larry Ellis	Yep – yep
Commissioner Conklin	We’re discussing the Wakelee Avenue extension
Commissioner Vasser	Does it continue down here
Larry Ellis	No I think it – I don’t have that other map but I think it ends right about here – and there is actually a house up there.
Commissioner Conklin	Yeah
Larry Ellis	Another house – it actually turns to - unclear – so how it gets narrower in that – it turns to a driveway
Commissioner Vasser	And what does the Engineering Department say about the future of that
Larry Ellis	Well I did not approach them on that but generally they just – they won’t do anything with it – years ago that’s how they laid out the roads and depending on who built where they never put it in. That road was never built.
Commissioner Vasser	So we don’t know what they have to say about it
Commissioner Conklin	No
Commissioner Vasser	Ok
Commissioner Conklin	Ok – any other questions – ok is there anybody in favor of this application - is there anybody opposed to this application. Ok any further questions from the board.
Commissioner Adanti	No
Commissioner Conklin	Ok I declare this hearing closed – thank you.
Larry Ellis	Thank you
Commissioner Conklin	When you get a chance – read the next one
Commissioner Vasser	Item number 2 Number 715-2 61 Indian Well Road , Michael Walker of 55 Sintsink Drive, Port Washington, New York for a waiver to Section 5, Line 3 of PDD Statement of Uses and Standards by varying the minimum setback from the right side line from 5 feet to 1.40 feet and the minimum setback from the left side line from 5 feet to 3 feet to allow for construction of a single family dwelling.
Commissioner Conklin	Ok could you please give your name for the record
Michael Walker	Michael Walker
Commissioner Conklin	Address please
Michael Walker	55 Sintsink Drive West, Port Washington, New York
Commissioner Conklin	Ok and pictures and receipts
Michael Walker	Pictures are – you may be reflecting on some of them so I will keep them handy

Commissioner Conklin	Ok – can you tell us what you’re trying to do
Michael Walker	This is the – let me give each of you guys one of these – it’s in there as well but you can take them – um – what I’m trying to do is to um and you hold it this way guys – good ok – good – I’m just trying to um build a nice house is what I’m trying to do. And um and I ran into some problems because of the fact that we’re on the river and we have septic requirements and we have um to conform to new codes of lifting it above the flood plane – it requires stairs and because of the way the proximity of the house is set up they really have to be on the inside – they can’t be on the street. So um what I was trying to do
Commissioner Conklin	So this is an existing house that you’re raising up
Michael Walker	No I’m knocking it down
Commissioner Conklin	Ok you’re knocking it completely down – starting from scratch
Michael Walker	Yes
Commissioner Conklin	Alright
Michael Walker	Ok so if you’re looking at the house here, what we are trying to do is just basically twist it to be straight – the black line is where we are going to end up – about the black square – we’re just going to twist it so it is straight on the street – instead of being crooked – and - and square off the house so that um well the septic is requiring- a 3 foot back set back on this side which is in your brochures here – if you want to go through that and uh on this side I need to put indoor stairs – now I do want to show you something quickly
Commissioner Conklin	So this is the plot of the existing house on the lot and you’re planning on making your new house larger.
Michael Walker	That’s correct
Commissioner Conklin	Ok
Michael Walker	Mostly for the staircase – if you look at this house that we did previously when I lived at 67 Indian Well Road and I saw you guys before, maybe a couple of years back – we did – we basically did the same thing – and we have – and this is all in your book, but we have a staircase going up and then to the existing cottage that was there and if you look at this street that we’re on, uh this is a zero setback, on this side is 1.5 – this house is three – it’s zero on the other side and so I gave you this picture because all the houses are pretty tight and we have very limited space and the septic and all you really have to work with what you have. Um so that is um
Commissioner Conklin	Did you hold the lot line on your on what would be your right hand side on this map at 3 feet and the other side your tapering it with the lot – you’re not keeping it parallel to the lot line.
Michael Walker	That’s correct – yeah - that’s correct – the reason being is because on this side where the septic is it requires that 3 foot
Commissioner Conklin	Right
Michael Walker	Yeah and if I’m just straightening out the house what I’m doing is converting this area into staircase basically uh- rearranging it so that I have a way to go in the house and up the stairs because my main level is now going to be at 9 feet. Not on the ground. So we need – otherwise – and we need that space for stairs. It’s not possible to put the stairs on either side or in front here.
Commissioner Conklin	Not possible to make the house smaller to conform
Michael Walker	It’s very small you know – it’s a very small house – anything is possible but making it smaller I mean it - it – we’re trying to make it a house that we can live in – I have three children and a wife and I was living in 67 and I really want to be back there and like to build a house that my family can live in. And you know I trying to incorporate the stairs that little spot you can’t even have a bedroom.
Commissioner Vasser	Where are the stairs going to be in this
Michael Walker	Ok so basically
	Unclear voice
Michael Walker	Uh right there so that’s why the space has to be
Commissioner Vasser	Alright so then from this point back can it not taper in
Michael Walker	It could – I mean anything is possible

Commissioner Vasser	Then you get your stairs and you don't get to close to the property line
Michael Walker	Yeah
Commissioner Vasser	Cause 1.4 feet I mean think about it if there is a fence here or there ever is going to be a fence here – you can't – I mean you can't get by
Michael Walker	Um
Commissioner Vasser	Well it's almost an impossibility
Michael Walker	Yeah I can taper that back uh so that instead of 3.5 it can run to uh 2 uh 2 and a half feet
Commissioner Vasser	Or it can be 3.5 here which is what it is now
Michael Walker	Um hum
Commissioner Vasser	And then from this point to where it starts to taper back here bring the house along with it. You know – I don't know what that dimension would be maybe it's here
Michael Walker	Yeah
Commissioner Vasser	You know not back here
Michael Walker	Yeah
Commissioner Vasser	But
Michael Walker	The problem with that is that I would have to probably then have to go you know – voice fades – I just want to have space to
Commissioner Vasser	Well this is another couple of feet – I don't know what a couple of feet is going to do.
Michael Walker	Yeah ok so uh yes I mean right now its 3.5 so you're saying keep it at uh keep it at 3.5
Commissioner Vasser	Well you would have to bring it back far enough so that this so that this was still 3.5
Michael Walker	Right
Commissioner Vasser	So that way you're not you're not making it any – how long has the house been there
Michael Walker	Voice is undistinguishable...1941- actually the newspapers in the wall were from
Commissioner Vasser	This this footprint has been there that long
Michael Walker	Yes
Commissioner Vasser	Ok so if you're 3 and a half feet all the way in the back
Michael Walker	Um hum
Commissioner Vasser	Then you haven't you haven't changed anything beyond what it is now
Michael Walker	That's right and um and this person has owned his house for a long time and there very – oh by the way I gave you letters from my neighbors
Commissioner Conklin	Yes
	Multiple voices
Commissioner Vasser	The problem is in these in these neighborhoods where the houses are really tight
Michael Walker	Well my other thought
Commissioner Vasser	Everybody asks for a little bit bigger

Michael Walker	Yeah
Commissioner Vasser	And eventually there going to be touching
Michael Walker	Right - Well my other thought was back here I could make a patio and that would really – you know concrete so that there would be more space but you can I can instead of going to how about if we compromise and look at 2 and a half rather than 1.4. Two and a half feet with these houses is
Commissioner Vasser	Well I'm not really in um I mean uh it's the whole board not just me
Michael Walker	Yeah
Commissioner Vasser	But you know I'm not really inclined to change that – you know 3 and a half feet is- is nothing I mean already
Michael Walker	You know
Commissioner Vasser	I just don't see how that can be less than that really
Michael Walker	Ok well is there any it is possible to do – approve on one side and not on the other
Commissioner Conklin	Yes – Yes we can – we have authority to – we can change and alter
Michael Walker	OK
Commissioner Conklin	As we see fit
Michael Walker	Yeah
Commissioner Conklin	How high is this house going to be
Michael Walker	Uh its
Commissioner Conklin	Not including the ground floor which you have to have what 9 feet off – of the ground
Michael Walker	Yeah
Commissioner Conklin	Ok so then you're going to have two stories or one story but back
Michael Walker	Uh well it depends upon the size – if I had this size I was going to with one but as I make it smaller I would have to go to a second story
Commissioner Conklin	Ok
Michael Walker	So um I probably if I'm cutting this back to 3 and half I would probably go with a send story. But that would be stairs on both – both levels
Commissioner Conklin	Right
Michael Walker	Ok - Any other questions
Commissioner Conklin	Any other questions guys.
Commissioner Orazetti	Which house is it here
Michael Walker	Oh
Commissioner Orazetti	This house here
Michael Walker	I just wanted to
Commissioner Orazetti	Here

Michael Walker	Yeah – I just wanted to put the name on here so they had asked me for more pictures
Commissioner Orazetti	Right so that's the house
Michael Walker	Yes
Commissioner Orazetti	So you give us some nice pictures of the other houses
Michael Walker	I know I know I know – it's a blight house
	Multiple voices
Commissioner Orazetti	Do you live here right now right cause it's very dilapidated right? Do you live here?
Michael Walker	No no no – I lived in this house – uh this house I lived in for the last 12 years – 67 Indian Well Road and um
Commissioner Orazetti	So you're showing us right here – you're showing us the blue print on this map here
Michael Walker	Yes
Commissioner Orazetti	Is the foundation of the existing house
Michael Walker	Yes
Commissioner Orazetti	The blackout line here where you come into 1.4 back here is going to be the existing
Michael Walker	The new house
Commissioner Orazetti	The existing line of the new house
Michael Walker	Right
Commissioner Orazetti	So you're expanding this house quite a bit
Michael Walker	Well what I was doing was twisting it
Commissioner Orazetti	I don't see you twisting it – the house is already twisted – what you're doing is – you're - you're expanding the house quite a bit right now. Both sides
Michael Walker	Well um uh
	Multiple voices
Michael Walker	I understand
Commissioner Orazetti	This is the house - the house is twisted on the street
Michael Walker	Right
Commissioner Orazetti	You plan on – are you demolishing this
Michael Walker	Yes
Commissioner Orazetti	Or you're just going straight up right
Michael Walker	Yes
Commissioner Orazetti	So I try to catch on what you're talking about over there with the stairs. Where are you planning
Michael Walker	I'll show you exactly – voice fades – this is the picture I did last year
Commissioner Orazetti	Right

Michael Walker	Where I had been living for 12 years at 167 – the stairs are here – so when
Commissioner Orazetti	They're interior stairs
Michael Walker	Yes they have to be because they have to be because there is no space on the street
Commissioner Orazetti	Ok so there – I'm trying to understand why you're making it
Michael Walker	Here's where the stairs would be
Clerk	Can you be mindful of the microphone please
Michael Walker	Yes
Clerk	Thank you
Michael Walker	The stairs would be this portion of the – so it takes away some existing living space of the existing property
Commissioner Orazetti	Right
Michael Walker	Um and so that is why um we – we added this so we could get it back to a size that we can make a two bedroom house
Commissioner Orazetti	But there interior stairs
Michael Walker	Yes yes
Commissioner Adanti	Is there any other property next to this one
Michael Walker	There is one property
Commissioner Adanti	Is there a house
Michael Walker	Yes – right here – it's not a good picture
Commissioner Adanti	Ok – yeah – this is the property you're going to demolish
Michael Walker	That's correct
Commissioner Adanti	And that's next to it
Michael Walker	Yes that's the next house
Commissioner Conklin	So you're – we're going to have a small house sitting between two larger houses
Michael Walker	Well no the house next to me is um uh the first house is basically small also
Commissioner Conklin	Right
Michael Walker	So it's going to be small house and then my house and then small house and then big house – I mean it's just
Commissioner Conklin	Yeah - This is his and that's going to be his new one there – and you're demolishing that right?
Michael Walker	Yeah
Commissioner Conklin	Alright
Michael Walker	Voice fades – any other questions I can answer for you guys
Commissioner Conklin	No – does anyone have any more questions
Commissioner Adanti	No

Commissioner Conklin	Ok – have any more
Commissioner Vasser	No
Commissioner Conklin	Is there anybody in favor of this application- is there anybody opposed to this application – ok you are going to be served by city water on this
Michael Walker	Yes
Commissioner Conklin	And you have a septic system
Michael Walker	Yes
Commissioner Conklin	Has it been gone through the valley health department yet
Michael Walker	It has
Commissioner Conklin	Ok
Michael Walker	It's also in your brochure
Commissioner Conklin	Ok
Michael Walker	Brochure on the last page – its approved and there asking for a three foot uh variance
Commissioner Conklin	Ok
Michael Walker	On the one side
Commissioner Conklin	On the one side
Michael Walker	Yes – to get through
Commissioner Conklin	Yes – ok
Michael Walker	It's on the valley health application
	Multiple voices
Michael Walker	And that totally works
Commissioner Conklin	Ok
Michael Walker	That totally works
Commissioner Vasser	You maintain a 4.9 there
	Speaker too far from microphone
	Speaker too far from microphone
Michael Walker	Oh no no no – what I'm saying is – voice fades
Commissioner Vasser	So that's what it is now
Michael Walker	Right – so what Valley Health is saying it needs to be three – because they need to run septic
Commissioner Vasser	It needs to be at least three
Michael Walker	No – three is smaller – voice fades
Commissioner Vasser	While would they need a minimum or a maximum – voice fades- I'm assuming this is non-conforming currently
Michael Walker	Um I'm not sure what that means

Commissioner Vasser	It means that is already doesn't meet set back requirements
Michael Walker	No Yes
	Multiple voices
Commissioner Conklin	These are all pre-existing non-conforming properties
	Multiple voices
Michael Walker	Um I don't know why they asked me for a three foot set-back on that side back here
Commissioner Vasser	Well I think I don't know you'd have to confirm this but I would imagine that they want you to have at least three feet cause they have to have enough room to do
Michael Walker	No cause they have to be
Commissioner Vasser	They need at least three feet to do their work or lay the pipe or whatever
Michael Walker	No no I have voice fades
Commissioner Conklin	There is nothing on this letter in regards to being as a distance – voice fades – repair on the existing septic system – that's from Valley Health department
Commissioner Vasser	Doesn't say why – what does it say – are we looking at the same
Michael Walker	Yeah – they asked me for a three foot
Commissioner Conklin	There asking you for at least a three foot so they can get – someone can get back there and pump it out if they had to
Commissioner Vasser	In other words if you had two feet it wouldn't be enough room but if you have 4.9 you're ok
Michael Walker	In order for them to get to the side though they need to be it's got to be uh ok
Commissioner Vasser	It needs to be at least three feet
Michael Walker	Yeah ok
Commissioner Vasser	I'm just you know I suggest that because to take a non-conforming lot and make it further non-conforming
Michael Walker	Yeah uh this neighborhood
Commissioner Vasser	Oh I'm sure but to compound the problem by making houses bigger bigger bigger – the guy next down and someone have someone come in and make there's bigger pretty soon you're voice fades
Michael Walker	Right
	Indistinguishable
Commissioner Conklin	Ok if you would read those into the record please
Commissioner Vasser	Ok letter from uh Collect Associates 392 River Road in Shelton uh addressed to Michael Walker uh regarding Maple Association 61 Indian Well Road Shelton CT Dear Mr. Walker. Please accept this letter as authorization to proceed with the rebuilding of your house located at 61 Indian Well Road. On behalf of the board of directors we approve of the renovations that you are proposing to this address as long as the city's zoning building requirements and health and sanitation departments are notified and proper permits are in place. Please feel free to contact me if you need additional information. Signed Robert Alerio, Property Manager. Another letter from Glen Niestemski 57 Indian Well Road Shelton CT. I Glen Niestemski have no objection to the variance presented by Michael and Nancy Walker before the Shelton Zoning Board of Appeals on August 18 th 2015. It is signed and not dated.
Commissioner Conklin	And that is the neighbor on your left of right side
Michael Walker	That's the neighbor facing my house left

Commissioner Conklin	Ok
Commissioner Vasser	Um – another letter, I Edward Moroney have no objection to the variance presented by Michael and Nancy Walker before the Shelton Board of Zoning Appeals on August 18 th 2015. Signed I assume Ed Moroney and dated August 10 th 2015
Commissioner Conklin	And that would be the neighbor on the right side correct?
Michael Walker	Yes
Commissioner Conklin	Alright – the board have any other questions – ok – I declare the hearing closed – thank you
Michael Walker	Ok thanks guys
Commissioner Conklin	Next one please
Commissioner Vasser	Item 3 Number 715-3 - 31 Wakeley Street , John Dobkowski of 31 Wakeley Street for a waiver to Section 24, Line 8 by varying the minimum setback from the rear property line from 25 feet to 10 feet and a waiver to Section 24.4.11 by varying the minimum setback from the right side line (Two House Lane) from 15 feet to 10 feet to allow for construction of a two car detached garage.
Commissioner Conklin	Name and address for the record
John Dobkowski	My name is John Dobkowski, I live at 31 Wakeley Street – this is the certified letters
Commissioner Conklin	Ok
John Dobkowski	This is the four pictures – actually I have five – voice fades – this is a sample letter I had sent out to everyone
Commissioner Conklin	Ok – tell us what you’re trying to do and why meet regulations please.
John Dobkowski	Ok what I was trying to do is I was trying to build a garage uh on my property to uh work on my hobby which is motorcycles that I have no space in the garage and I I have some cars out in the parking lot and uh the garage is full um – we um my wife doesn’t want me to have the to do any major repairs in there to my bikes because my grandchildren come through it – she’d like to see it – a garage built so uh I can get them out of the garage and she wouldn’t have to worry about that. Um I want to put in in where a pool used to be. I was here in April and I was denied cause of a size door restriction I understand that um in that procedure I tried to go to the health department to see how my set-backs would work on the with my septic systems – I have a septic system and water. And um they were concerned that this was pre health department so they didn’t have a plot plan so they needed all that and um in the spring time I would up with a dump of a big tub winding up with a small uh back up. So investigating that running slow and to repair that I wound up going back in and having a uh – I’m in the process now of having a new septic system to 2015 but what happened with that as I contracted to get that done I was going to use a hybrid system in there which would allow for that size of a garage but in as I researched it more, the hybrid system would um its prone to failure and that means it’s got to be replaced – it can’t be recovered. So I decided to go with a more conventional system and its caused me setbacks and now I’ve reduced the potential site of this garage by about 30%
Commissioner Conklin	Ok
John Dobkowski	And this is the new- this is the new plot plan. Basically it’s just going to be I can’t give you - this is probably 17 feet wide here um that’s where it’s going to be maybe 17 and a half feet or so with the when I finally get the final plot here – but this is basically going where the pool was before.
Commissioner Conklin	But your front yard and side yard set backs are being kept the same
John Dobkowski	Yes yes. I was going to try and contact you and see if – what the thing was but seeing as though I was reducing the size of the garage I thought that
Commissioner Conklin	The only thing you have in front of us is set-backs.
John Dobkowski	Yes
Commissioner Conklin	On the building..
	Multiple voices
John Dobkowski	That’s why I thought it was a reasonable thing to come here and tell you I’m changing as it goes.

Commissioner Conklin	Ok
John Dobkowski	Now if you look – I have an assessor’s map and this is how it looks on the – the assessors map.
Commissioner Conklin	Alright
John Dobkowski	So I won’t – I won’t know the exact position of the septic because it’s being installed right now. – This won’t be done until next week sometime.
Commissioner Conklin	But it’s not going to be any larger than your original proposal and it might be more the size of what you’re showing us here.
John Dobkowski	Oh it’s going to be that size
Commissioner Conklin	Ok
John Dobkowski	Maybe a percentage more – maybe it’s another 5 inches wider or whatever – but at 17 feet wide it’s not a very big garage – so this is basically a one and a half garage
Commissioner Vasser	So this is 26 and 24
John Dobkowski	That’s the old proposal
Commissioner Vasser	Oh
	Multiple voices
John Dobkowski	The new proposal is there – you can see the yellow is the new building – the lines are different – that the existing was the pool. If you look at the pictures here you can see that that I have this um line here is where the pool used to be – this is the edge of the property – this is one part of the property
Commissioner Vasser	Where would you – voice fades
John Dobkowski	Well uh the – at 17 feet wide it can’t support a door uh any kind of vehicle so the garage door would be here and it would have to go out to my existing driveway.
Commissioner Vasser	Oh here
John Dobkowski	Yes right
Commissioner Vasser	And the yellow line is the pool and the orange line is where or the orange line is the pool.
John Dobkowski	The orange line is what was there was the pool and I have a – I have a picture that will show you- that will show you
Commissioner Vasser	Which line is the pool
John Dobkowski	This is – this was the pool – this was the pool and the garage in fact will be in back here - covering the pool.
Commissioner Conklin	So you’re going to be setting this building to the same setbacks as your original pool was
John Dobkowski	Yes
Commissioner Conklin	Before
John Dobkowski	Yes 10 feet from the two house lane and 10 feet from my rear property line – so it’s exactly the same footprint.
Commissioner Conklin	Ok – the height of this building
John Dobkowski	Um I’d like to match my house with is a five pitch so um single story with a five pitch – I don’t know about 15 feet.
Commissioner Conklin	Ok
John Dobkowski	I’m not a- I’m not the engineer. I did an extensive work on the architectural drawing on the last one but it is to try and mitigate the size of it – I spent a considerable amount of money and I’m throwing that out so I’m just – I’m here now
Commissioner Conklin	Right

John Dobkowski	Trying to get this
Commissioner Conklin	We just want to get the basics to make sure this isn't going to be extremely tall
John Dobkowski	Oh oh absolutely
Commissioner Conklin	That the garage door is going to be a standard
	Multiple voices
John Dobkowski	Oh no no no – this house is twenty seven feet tall in the peek
	Multiple voices
Commissioner Vasser	So it will be 15 feet at the peak
John Dobkowski	Uh yes
Commissioner Conklin	Approximately 15 feet
John Dobkowski	Yeah approximately – all the houses around it are either capes or two story type houses so this is actually a relatively small building
Commissioner Conklin	And you're going to have a standard garage door
John Dobkowski	Uh yes – I have some doors made – I did a complete total renovation of my house over the last four or five years
Commissioner Conklin	Ok
John Dobkowski	And I had some custom doors made so I'll make one exactly like it is
Commissioner Conklin	Not going to exceed 8 feet height
John Dobkowski	I would – that's uh- normal garage height
Commissioner Conklin	Yes
John Dobkowski	Whatever the building codes are
Commissioner Conklin	Great-but you're not going to exceed the standard building codes for construction
John Dobkowski	I will not exceed the standard building codes – that's a true statement.
Commissioner Conklin	Yes
John Dobkowski	It's not my intent to build a
Commissioner Conklin	Skyscraper
John Dobkowski	I just want to – this is minimum – I had 3 uses for the larger garage but this is the minimum usage – it is the one use that I really need to hold my trailer which I don't put on the property right now – it's in a storage area
Commissioner Conklin	Ok
John Dobkowski	So when I when I because I have this construction and I'm moving stuff as it is right now – it's only more things in the way.
Commissioner Conklin	Alright – this lot is served by city water
John Dobkowski	City water yes
Commissioner Conklin	Ok and you have a septic system
John Dobkowski	I have a septic system

Commissioner Conklin	Being rebuilt right now
John Dobkowski	I have a septic system and I will be DR 100 A compliant
Commissioner Conklin	Ok
Commissioner Vasser	Now this is the house here. Yes
John Dobkowski	Yes that's the house
Commissioner Vasser	And it ends here
John Dobkowski	Uh yes
Commissioner Vasser	Ok. And what's back here
John Dobkowski	Well this is a second story porch – um – that's this here
Commissioner Vasser	Anything here
John Dobkowski	That's where the septic system is – it's huge – in order to comply with the new regulations – it's unbelievable – it's 34 feet long – a leeching cavity – it's around 8 feet deep in the ground – it's unbelievable
Commissioner Vasser	Um in your opinion for our edification can you tell us what you feel the actual hardship is here. Aside from just convenience – what is the
John Dobkowski	Well I have a bunch of vehicles 5 of them and I there blocking the house
Commissioner Conklin	He's talking about hardship in building - the hardship in that there is really no other place you can put it on the lot cause of the septic system.
John Dobkowski	Oh oh yes – that is it
Commissioner Vasser	Well I don't know where the septic system ends so I'm not sure why it can't be
Commissioner Conklin	It is a small yard – typical septic system is probably about that big
John Dobkowski	This septic system which is 34 feet long – the leeching fields is 34 feet long – has to be fifteen feet from the property line
Commissioner Conklin	Property one yes
John Dobkowski	And because of the new regulations it can be 10 from the standard foundation
Commissioner Conklin	The standard foundation – yes
John Dobkowski	Permanent foundation to be from that leeching cavity here
Commissioner Conklin	Oh yes exactly
John Dobkowski	But it is a huge dome – so if I could have made it 18 foot I would have I would have said that it's going to be 18 foot
Commissioner Vasser	So there is no city sewer connection here
Commissioner Conklin	They can't force him to if he doesn't want to
John Dobkowski	No - no there -there the soil to be perfectly honest with you the pool that I took out the soil is so good the pool was in there 45 years but nobody swam in the pool and it was a big maintenance issue and then I started having septic problems so I had to get it out of there – because that makes the price of the septic repair palatable
Commissioner Conklin	Right
John Dobkowski	Because I couldn't get in there any other way.

Commissioner Conklin	Ok
Commissioner Vasser	But again is there city sewer here
John Dobkowski	No no there is no city sewer in the area.
	Undistinguishable voice
John Dobkowski	I cannot connect to a city sewer. And the likelihood of there being a sewer is zero – because of the ground there is perfect. The people are digging for the septic system said they have to bring in certified sand that was a lower quality then what was in the ground. But it was certified so that the sanitary from the health department blessed the whole operation.
Commissioner Conklin	Ok – any other questions from the board ok – is there anybody opposed – please come up to the – please give your name and address for the record please.
Richard Conklin	I'm Richard Conklin and this is my wife Darlene Conklin
Darlene Conklin	One Two House Lane Shelton
Commissioner Conklin	Ok
Darlene Conklin	Abutters of Jack – we call him Jack – he's officially John – Um we are opposing the proposed two car garage which on our register letter from Jack he said that it would be a garage for a motor home. Um
Commissioner Conklin	Which letter is this
Darlene Conklin	The one he sent to us that we just received for this hearing on August the 10 th – I noticed that tonight he did not mention anything about he was going to house a motor home in it.
Commissioner Conklin	A motor home – there is no way you're going to fit a motor home in this
John Dobkowski	Uh uh no – that was the last letter – that may have been a – I may have printed the wrong may have printed the wrong letter. There is a copy of what I thought I sent to everybody in the pile over here
	Right here – you sent it out saying it was a detached garage for a motor home
John Dobkowski	Oh
Commissioner Conklin	There is going to be no motor home
John Dobkowski	There is going to be no motor home
Commissioner Conklin	There is no motor home in this – ok it's a standard small
Richard Conklin	What was he saying was the size of the garage
Commissioner Conklin	Roughly 16 by – less than 16 by 32 which was the size of the
	Multiple voices
Commissioner Conklin	Well it would be – did you know where his pool was.
Richard Conklin	Yes
Commissioner Conklin	It was pretty much the size of his pool – a little bit smaller than the size of his pool
Richard Conklin	Ok but his pool was going this way and I'm thinking it of it
Commissioner Conklin	No it's sitting right over where his old pool used to be
Richard Conklin	But it's 32 feet long
John Dobkowski	No no the thing is 26
Commissioner Vasser	32 feet was here and the garage stops here
Richard Conklin	Ok –

Commissioner Vasser	It's a little bit wider –about a foot
John Dobkowski	Yeah about a foot wider then what the pool was
Commissioner Vasser	And it looks to be and this isn't to scale it looks to be about three feet or so shorter than this
John Dobkowski	Well this was supposed to be this is 32 feet and uh this would be 26 feet so - so it's six feet less
Commissioner Vasser	17 by 26
Darlene Conklin	Alright but according to the paperwork I got from the city of Shelton and I forgot what department he was proposing a 24 by 26 foot garage
Commissioner Conklin	Right if you just listen he redid the septic system in his yard and in doing that he can't put that in – he had to reduce the size of the – reduce the size of it.
Darlene Conklin	Alright but this is all news to us – we did not know any of this was going on and I'm hearing 31 feet but it's only 26 feet long – only that's huge
Commissioner Conklin	Well that's standard garage
Commissioner Vasser	17 by
Commissioner Conklin	That's actually smaller
John Dobkowski	It's a 24 uh 22 hundred square foot
Commissioner Conklin	Well it's a standard garage is a roughly 24 by 26
Richard Conklin	So this is going to have two doors facing
Commissioner Conklin	No
Richard Conklin	One door
Commissioner Conklin	One door facing his driveway
Richard Conklin	Oh ok
Darlene Conklin	That's all changed from all the documentation we received
	Multiple voices
Commissioner Vasser	It's single story now
	Multiple voices
Richard Conklin	This has changed everything here
Commissioner Vasser	No I can see why you'd be confused
Richard Conklin	Yes motor home
John Dobkowski	That's a mistake – I'm very sorry for it
	Multiple voices
Commissioner Vasser	We cleared that up so it's a much shorter structure
John Dobkowski	Yep
Commissioner Conklin	Smaller than a standard garage is
Richard Conklin	Alright um
Commissioner Conklin	It's sitting on the exact same footprint of his existing pool set back from his existing pool

Darlene Conklin	So your pool was 17 by 26
John Dobkowski	16 by 32
Darlene Conklin	Ok that's where I heard 16 by 32
Richard Conklin	The 32 is running along Two House Lane ok but the pool was
Darlene Conklin	So the 17 is going to be facing our yard not the 26
John Dobkowski	Yes the side facing your yard will be approximately 17 feet deep – I don't have the exact measurements of it right now because it depends upon the final plan here – it could be 17 feet 5 inches – it could be 16 feet five inches – but I won't know that until the septic installer gives the as built as he positions it in the ground
Richard Conklin	The distance from the pavement on Two House Lane – to the garage is how much – how many feet
John Dobkowski	20 feet
Richard Conklin	20 feet
Darlene Conklin	But he's counting the 10 feet that is city owned
Richard Conklin	I understand that yeah
	Multiple voices
Commissioner Conklin	Sitting where the pool is – sitting right where the footprint of the pool is so if you
Richard Conklin	Yeah
Commissioner Conklin	So now you know where the building is going to be
Commissioner Vasser	Do you have any further objections to this
Darlene Conklin	Well yeah because I'm I'm totally thrown off my game now
	TAPE 1 ENDS
	TAPE 2 BEGINS
Clerk	Ok thank you
Richard Conklin	Jack - Spent a lot of time working obviously working on this – uh trying – uh against the size of the oversized garage with the motor home – we're against the motor home garage – which was much - much bigger
Commissioner Conklin	Correct
Richard Conklin	And higher in all directions
Commissioner Conklin	Yes
Commissioner Vasser	So what about a single story – do you have any objections
Darlene Conklin	Well I have an objection to the garage itself because I'm still looking at a 17 foot wall when I come out my door
Richard Conklin	Let me show you – I brought along a special effects here – now don't laugh at this – when I come out of my – when I come out of my front room door, this is what I'm going to see – ok – using the old information
Darlene Conklin	Well you're still going to see that – it's just going to be 17 feet
	Multiple voices
Commissioner Conklin	The max at the peak is going to be 15 feet high
Commissioner Vasser	You were staring at 26 feet last time
Commissioner Conklin	Right

	Multiple voices
John Dobkowski	19 5
	Multiple voices
Darlene Conklin	Oh we'll see it – it's only 10 feet from the fence – we'll see half that garage – at least – I mean it's still going to block our view – it's still impede our – our value of our life – I mean it's just – all these changes happened before we got here – I mean I got the City documentation with what he was planning – that's why I was planning on defending and now this is all thrown out of proportion
Commissioner Conklin	Well actually it's reduced drastically
Darlene Conklin	Well I still need time to digest his new plans and see if I still have a problem with it – right now I still have a problem with it – I would still like to see it denied but I would like to digest it and see if it's something I could work with
Richard Conklin	It's close
Darlene Conklin	But since this is
Richard Conklin	It's caught us completely off guard
Darlene Conklin	And then we were also concerned – I was going to resubmit my paperwork from last time with all my concerns as to why not to make this go through – I had my old paperwork – I have the information from the neighbor across the street who's still opposed to it but working off of this documentation so I'm not sure where he stands on it. We have another neighbor here that is opposed to it – working with the documentation we got from the city. So I think – I would request that we table this for today and let us neighbors discuss it again.
Richard Conklin	We'd like to get paperwork for the new – the new project
Darlene Conklin	Yeah because this all come out of left field on us – and then we're also concerned with the – I know he's putting in the new septic tank – and it's a huge thing going on – we're watching it all but will he have room for his what do they call that – the reserved – if this one fails he needs the same of space
Commissioner Conklin	That's a – that's up to valley health – you'd have to go and approach them and ask them
Richard Conklin	We talked to them right
Darlene Conklin	Yeah and they said they wouldn't be able to do that 'til whether or not this garage was approved. Whether or not he would have enough room for the reserve septic area if this one fails. So it's like
Commissioner Conklin	Well the reserve area would have to be the same size as - I'm not going to speak for them but
Darlene Conklin	Yeah well that sounds excessive so I'm not sure where he's going to put that on the property if he also puts this garage up but that was one of our concerns and another concern was the run off from the garage – the water um I think there some kind of
	Multiple voices
Richard Conklin	Somehow without going out to the road or down the driveway or whatever
Darlene Conklin	Yes – yes – yes – this proposed garage is going to be 10 feet from my property line – am I going to get inundated with flood waters
Commissioner Conklin	Well is there a patio over on your pool right now
John Dobkowski	Yes
Commissioner Conklin	Ok so you have the same – you have worse
Darlene Conklin	There's no patio around his pool – he ripped out the whole patio
John Dobkowski	Well there was
Commissioner Conklin	There was – there was run off ok previously from the patio
Richard Conklin	Yeah but with the pool we don't get the water running down
Commissioner Conklin	Ok

John Dobkowski	But there will be gutters on this
Richard Conklin	Yeah but what they're saying is the gutters will have to go down a downspouts and into an underground reservoir
Commissioner Vasser	Correct me if I'm wrong but we're talking about building code issues and drainage issues
Commissioner Conklin	Right and that is not purvey in front of us. You will have to either – reason to objecting to the building itself – it's setback
Darlene Conklin	Alright – that's the building as he – Jack is proposing now – I'm still against it because we don't have – in our neighborhood we don't have secondary detached garages – all of our property areas are much too small for that - this will be a non-conformance with the neighborhood
Richard Conklin	The lot is only 85 by 100 – it's not like two acres or whatever.
Commissioner Conklin	Ok
Darlene Conklin	Plus the proposed structure will only be 10 feet from the property line, the city had
Commissioner Conklin	But he's still within – he's still allowed that building because he is under the maximum lot coverage.
Darlene Conklin	Ah that was another question – did Jack consider all of the if that's the word – structures he has on there – did he in his estimate did he include both driveways, how big will the second driveway be or when- what he just said he was going to do
Richard Conklin	One driveway
Darlene Conklin	One driveway now
Commissioner Conklin	Same driveway
Darlene Conklin	So the garage twisted now
John Dobkowski	If if you you look at – excuse me if you look at the facts there – are now less – I can update them for you if you want.
Commissioner Conklin	Right – they're actually going to be less because of the size of the structure
Richard Conklin	Correct, You're going into the garage from your driveway
John Dobkowski	Yep
Darlene Conklin	Alright – like I said we've been blind-sided by this whole change – we're dealing with what we just got a few days ago from the city
Commissioner Conklin	Alright – you're requesting to have this continued to the next month
Darlene Conklin	Yes
Richard Conklin	Yeah we'd like to do that
Commissioner Conklin	Alright – declare the hearing open until next month
Darlene Conklin	Ok then thank you – ok then can we get new paperwork with everything
Commissioner Conklin	Will have to take this and get copies made of that
Darlene Conklin	Alright – I'd appreciate that
Commissioner Conklin	That's the only copy you have is this one
John Dobkowski	Yes I'm sorry that's the only one I brought yes
Commissioner Conklin	Alright any other questions for the board while its fresh in the mind right now.

John Dobkowski	Do you want me to change the annotation on the buy –
Commissioner Conklin	No
John Dobkowski	I guess what we could do is if you could make a copy of this too
Commissioner Conklin	Well they have a copy of that – that could go
John Dobkowski	Oh ok
Commissioner Conklin	Just this thing
John Dobkowski	You're talking about this
Commissioner Conklin	Yes
Darlene Conklin	Cause obviously the dimensions here are wrong but they're smaller now
Commissioner Conklin	Actually smaller yes
Darlene Conklin	Alright and everything that was considered in the maximum allowance areas – the uh – sidewalk – both sidewalks were considered, the house, the shed, the new garage
Commissioner Conklin	That's – planning and zoning went through all that – when they did all this paperwork
Darlene Conklin	Uh I was told by planning and zoning that Jack was the one that did this
Commissioner Conklin	They would – they would have to check it and sign it off.
Darlene Conklin	Ok – we're getting a lot of double talk here
Commissioner Conklin	Well that's – the zoning enforcement officer goes through this and signs off on it
Darlene Conklin	Alright
	Multiple voices
Unclear speaker	Rick Schultz's
Commissioner Conklin	What's that
Commissioner Orazetti	I have a question – if we're going to continue this until next month can you send out correct paperwork to your neighbors telling exactly what you're going to do in the meantime and not a motorhome garage
John Dobkowski	Oh sure
Commissioner Orazetti	And uh and a more formalized set of plans – I mean you're giving us guess -estimations of what you're going to build
John Dobkowski	I will – I should know the exact dimensions by the next meeting and I'll – probably by 10 days before the next meeting I could make sure that I have the new diagrams and all the paper
Commissioner Orazetti	I think for your neighbors to make informative decision on whether they're going to accept you know whether they're going to like it or not – they also need to be included with a more formalized set of plans rather than
John Dobkowski	Oh absolutely – I'm a – I'm a willing to cooperate to do whatever I can to move this along and I will
Commissioner Conklin	What we need to know is the size of the building
John Dobkowski	Yep
Commissioner Conklin	Ok and the height of the building
Richard Conklin	Let's get it early enough so we have enough time to digest this thing.

Commissioner Vasser	We'll the requirement is 10 days before the meeting – 10 days before the meeting
Richard Conklin	The time we had to come here – what we get the letter in the mail – you mailed it out 10 days before or whatever – the registered letter
Commissioner Conklin	Yes
Richard Conklin	We didn't get a notification until the Saturday before the meeting – the Saturday before the meeting and the post office was closed
Commissioner Conklin	Ok
Richard Conklin	So what warning did we get to figure this out for the first time we are hearing about it – we got Monday and Tuesday – and we had to do a lot of investigation – to talk to neighbors and so on – that's not enough of time – we need
	Multiple voices
Commissioner Conklin	That's what are regulations are at this time so
Darlene Conklin	Alright well and this letter was actually dated the registered letter for this meeting from Jack is dated here – August 11 th – this meeting is the 18 th – that's only 7 days – so we still weren't given the full 10 day notice and then the paperwork was obviously incorrect because Jack ran across some problems with his septic
John Dobkowski	I think that the regulations are and you can correct me if I'm wrong that the sign be posted 10 days before and sometime before the registered letters
	Multiple voices
Commissioner Conklin	Must be posted 10 days and ok that is one of the things we are looking at changing – that's why it's in my mind – a date of the actual mailing – we do not have a date of mailing which has got to be put in which we are looking at changing. For you
Darlene Conklin	Ok
	Multiple voices
Commissioner Conklin	Ten days a placard had to be placed – well we had earlier discussions a few months ago about having the mailing and the placard out there – 10 days ahead of time
Darlene Conklin	Ok – so the last time we were notified with very short notice – this time we got the notice but we're finding out the paperwork was wrong. So I need time to re-digest the new information – I mean I totally got thrown off my game here
Commissioner Conklin	Ok
Richard Conklin	So can we meet again
Commissioner Conklin	Yes we're meeting next month
	Multiple voices
Commissioner Conklin	And you're going to get them a copy of this
John Dobkowski	I'll give a copy of all the paperwork that I submitted to you and I will make sure everyone gets a mail as soon as I have the
Commissioner Conklin	Ok
John Dobkowski	The information
Commissioner Conklin	And correct this letter please and get us a copy
John Dobkowski	Uh yes
Commissioner Conklin	So it does not have motor home
John Dobkowski	Yes yes I'm sorry – voice fades
Commissioner Conklin	Alright
Darlene Conklin	Yes thank you very much
Commissioner Conklin	Ok application number 4 and number 5 Number 4 which is 50 Booth Hill Road has been
Commissioner Vasser	560 Booth Hill

Commissioner Conklin	I'm sorry – 560 Booth Hill Road – they are pulling back the application
Commissioner Vasser	This is to inform the Commission we are withdrawing our application for in-law apartment for 560 Booth Hill Road. This termination is effective immediately. Thank you for your attention to this matter.
Commissioner Conklin	Alright – and also for the next one.
Commissioner Vasser	Um 256 Soundview Ave To Whom It May Concern, This is a request to withdraw the application at 256 Soundview Ave Shelton CT – Mark Darby.
Commissioner Conklin	Read the last one
Commissioner Vasser	Number 6 Number 615-3 5 Hilltop Drive , William Serrano of #5 Hilltop Drive, Shelton, CT for a waiver to Section 24, Schedule B, Line 7 by varying the required front setback from 40 feet to 32feet to allow for a front porch.
William Serrano	I'm William Serrano, for the record I reside at the said property with my wife and two kids. This was a continuance because my brother-in-law Andy came because I didn't have any of the paperwork with me – it was a question about the stairs
Commissioner Conklin	We've discussed nothing on this because that was the first question on that
William Serrano	Oh ok - My apologies - I thought all of the pictures were going to stay with that.
Commissioner Conklin	Yeah all the pictures – he gave all the pictures but we had nothing – virtually no discussion on this at all
William Serrano	Oh ok
Commissioner Conklin	Please tell us what you are trying to do
William Serrano	Uh what I'm trying to do – it's a colonial style and what I was going to do is what I wanted to do is put a porch along the front of it
Commissioner Conklin	Ok
William Serrano	Uh 34 foot by 6 foot
Commissioner Vasser	Ok across the front
Commissioner Conklin	Where is the staircase going to exit on this
William Serrano	Uh exactly where it is right now
Commissioner Conklin	Ok
William Serrano	This staircase is not going to change at all – it's just going - to do - is
	Multiple voices
Commissioner Conklin	You're simply going to take where your landing is and you're going to take the landing extend it out in both directions
William Serrano	That's correct
Commissioner Conklin	And put a cover over it
William Serrano	That's correct
Commissioner Conklin	There is no cover going to go over the staircase – correct
William Serrano	No not on the stairs itself but on the landing it will be
Commissioner Conklin	Ok
Commissioner Vasser	So you're saying the landing is currently 6 feet

William Serrano	That's what the landing is right now and really all I'm proposing is just to go out from here and to that corner before the house jogs
Commissioner Conklin	Ok
William Serrano	I'm going to tear those stairs out and put new ones in but there going to be the same
Commissioner Conklin	But you're not going to go out of the footprint that you are right now with the staircase
William Serrano	Yeah just like it is here
Commissioner Conklin	Alright – so in other words your distance from the front is going to be – you're not changing your
William Serrano	I'm not changing anything
Commissioner Conklin	You're not going to change your distance right now
Commissioner Vasser	How long have the stairs been here – were they built with the house
William Serrano	I'm the second owner – the house is uh um it's in here somewhere – it's built in the 80's
Commissioner Vasser	Ok well eighties is close.
Commissioner Conklin	Alright – any other questions – alright – is there anybody in favor of this application – is there anybody opposed
William Serrano	This is one letter that didn't come back in time
Commissioner Conklin	Ok
William Serrano	When my brother-in-law was here – that was the last one
Commissioner Conklin	Alright – ok – but you mailed it out
	Multiple voices
William Serrano	She didn't sign for it but I already talked to her about it.
Commissioner Conklin	Make sure you keep it
Commissioner Conklin	We have the validation it went out
Commissioner Conklin	No other questions – declare the hearing closed.
William Serrano	Thank you

During the work session, the Board reiterated the following applications would be left open the Board's September 2015 meeting.

#715-2 61 Indian Well Road, Michael Walker of 55 Sintsink Drive, Port Washington, New York
#715-3 31 Wakeley Street, John Dobkowski of 31 Wakeley Street, Shelton, CT

Later that evening during the working session the Board, upon a Motion made by Commissioner Adanti and seconded by Commissioner Orazetti, to grant the application **#715-1 (100 Wakelee Extension Larry Ellis of 23 Macintosh Drive, Oxford, CT)**. Motion passed by 4-0 vote.

Later in the evening during the working sessions the Board, upon a Motion made by Commissioner Orazetti, and seconded by Commissioner Vasser to grant the application **#615-3 (5 Hilltop Drive, William Serrano of #5 Hilltop Drive, Shelton, CT)**. Motion passed by a 4-0 vote.

Approval of Minutes

Motion made by Commissioner Vasser to accept the minutes of the July 21, 2015 hearings as submitted by the clerk. Motion was seconded by Commissioner Orazetti and passed by unanimous vote.

Meeting adjourned at approximately 9:20 PM

Respectfully Submitted,

Susan M. Pulos
Clerk

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