

City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman
Ralph Matto, Vice-Chairman
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Zoning Enforcement Officer
Building Inspector
Planning & Zoning Commission
Corporation Counsel
Wetland Enforcement Officer
Fire Marshall
Conservation Commission
City/Town Clerk

Regular Meeting, Tuesday, June 20, 2006 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#506-2 Phil Plante of 9 Flat Rock Drive, Easton, CT for a certificate of approval for a proposed 3 lot subdivision to be located on the property of the applicant at 21 Mohegan Road, Lot 2, R-1 zone, and which requires a reduction in minimum lot frontage from 135 ft. to 30.05 ft. and location of square on the lot to not lie within the front setback. Application states on the right is Phil Plante, in the rear is J&J Silva and J. Pickles, and on the left is W&A Dehart and Z&K Cyganowori.

#506-3 Phil Plante of 9 Flat Rock Drive, Easton, CT for a certificate of approval for a proposed 3 lot subdivision to be located on the property of the applicant at 21 Mohegan Road, Lot 3, R-1 zone, and which requires a reduction in minimum lot frontage from 135 ft. to 30.05 ft. and location of square on the lot to not lie within the front setback. Application states on the right is Q&P Kooz and City of Shelton, in the rear is J&J Silva and on the left is Phil Plante.

#606-1 Richard & Alisa Kaelin of 17 Laurel Wood Drive, Shelton, CT for a certificate of approval for an 18x33 above ground pool with decking and pool fencing to be located on the property of the applicants at 17 Laurel Wood Drive, R-1 zone, and which requires reductions in the setbacks from the rear property line from 30 ft. to 15 ft. and from the right side yard from 30 ft. to 25 ft. Application states on the right is Tony & Paula Gomez and in the rear is Tom & Diane Carstenson.

#606-2 Wayne & Debra Hobson, Sr., of 13 Millbrook Road, Shelton, CT for a certificate of approval for an expansion of detached garage 33'x24' to be located on the property of the applicants at 13 Millbrook Road, R-1 zone, and which requires a reduction in maximum square feet for a garage from 750 sq. ft. to 1,510 sq. ft. Application states on the right is Mr. & Mrs. Piv Pivovar, in the rear is the Fair Family and on the left is Kenneth Bullard.

#606-3 A.C.T. Builders, Inc. of 46 Valley View Road, Monroe, CT for a certificate of approval for a 24x26x38 two story garage/family room addition to be located on the property of Joseph Crabtree at 7 Red Fern Ridge, R-1 zone, and which requires a reduction in the setback from the right side yard from 30 ft. to 11 ft. Application states on the right is RF Sabatelli, in the rear is Open Space, on the left is RF Patel, Sanjay & Dipika.

#606-4 Tosum Spahill of 5 Pawtucket Avenue, Shelton, CT for a certificate of approval for a two family residence to be located on the property of the applicant at 5 Pawtucket Avenue, R-4 zone, and which requires a reduction in the lot area per dwelling unit from 7,500 sq. ft. to 6,650 sq. ft. Application states on the right is Ed Mazer and in the rear is Stephen & Elizabeth Masiewik and Carmel Damico and Joseph Bader.

#606-5 Peter Bunosso of 518 Beaver Street, Ansonia, CT for a certificate of approval for a 33x28 one family dwelling to be located on the property of the applicant at 32 Birchbank Road, R-1 zone, and which requires a reduction in the setback from the left and right side yards from 10 ft. to 8 ft. Application states on the right is Bernadette Tonucci, in the rear is Housatonic River and on the left is Russell & Dawn Godin.

#606-6 Joseph Mastrony of 10 Jenyfer Court, Shelton, CT for a certificate of approval for a 32x8 front covered porch on an existing two story residence to be located on the property of the applicant at 10 Jenyfer Court, R-3 zone, and which requires a reduction in the setback from the front property line from 30 ft. to 27.6 ft. Application states on the right is Mark Homa, in the rear is Dana Mceachern and on the left is Robert Thompson.

#606-7 Phil Plante of 9 Flat Rock Drive, Easton, CT for a certificate of approval for a proposed one family dwelling to be located on the property of David & Helen Catlin at Lot 130 Catlin Place, R-5 zone, and which requires a reduction in minimum lot area from 5,000 sq. ft. to 4,600 sq. ft. Application states on the right is Frances Catlin, in the rear is CA Turgeon & L. Wade and on the left is David & Helen Catlin.

#606-8 Joseph Lukac of 20 Sunset Drive, Shelton, CT for a certificate of approval for two single story addition and deck to be located on the property of the applicant at 20 Sunset Drive, R-3 zone, and which requires reductions in the setbacks from the front property line from 30 ft. to 24 ft. and from the left side yard from 15 ft. to 10 ft. Application states on the right is Hoha, in the rear is Brown, on the left is Shah & Pickett and in the front is Carr.

Possible Decision On:

#306-11 Elaine Bombero, c/o Dominick J. Thomas, Jr., Esq., of P.O. Box 313, Derby, CT for a certificate of approval for a building lot to be located on the property of Eliane Bombero, Trustee at 191 Huntington Street (Assessor's Map 60, Lot 2), R-1 zone, and which requires a reduction in the minimum lot frontage from 135 ft. to 105 ft. Application states on the right is Patricia Guedes, in the rear is Matthew Gallo and Edward & Terri Houghton, on the left is Lauren & James Brown and in the front is Huntington Street/Michael & Mya King.

#406-6 Scott Wasilewski of 2 Wabuda Place, Shelton, CT for a certificate of approval for a building lot for a 34x26x30 colonial to be located on the property of the applicant at Long Hill Avenue, Map 105, Lot #169 (Lot A), R-4 zone, and which requires a reduction in minimum lot area from 7,500 sq. ft. to 5,199 sq. ft. Application states on the right is Scott Wasilewski and in the rear is Route 8-State of CT.

#406-7 Scott Wasilewski of 2 Wabuda Place, Shelton, CT for a certificate of approval for a building lot for a 34x26x30 colonial to be located on the property of the applicant at Long Hill Avenue, Map 105, Lot #169 (Lot B), R-4 zone, and which requires reductions in the square from 60 ft. to 58 ft. and the setbacks from the front property line from 25 ft. to 20 ft. and from the rear property line from 25 ft. to 16 ft. Application states on the right is Scott Wasilewski and in the rear is Route 8-State of CT.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover