

The regular monthly meeting of the Shelton Zoning Board of Appeals was held on December 16, 2008 in the hearing room at Shelton City Hall, 54 Hill Street.

The meeting commenced at approximately 7:35pm and was attended by regular members/commissioners, Gerry Glover, Jamie Jones, Ed Conklin and Phil Cavallaro; and alternate members/commissioners Bob Harbinson, Jack Fitzgerald and Linda Adanti.

Voting on hearings: Commissioners Cavallaro, Conklin, Glover, Harbinson and Jones.

### **Approval of Minutes**

Motion was made by Commissioner Adanti to accept and approve the minutes of the November 18, 2008 hearing as submitted by the Clerk. Motion was seconded by Commissioner Jones.

**Motion passed unanimously.**

### **Slate of Officers for 2009**

Motion was made by Commissioner Fitzgerald to keep the same officers as last year; Chairman–Commissioner Glover, Vice Chairman-Commissioner Ralph Matto and Secretary-Commissioner Jamie Jones.

**Motion passed unanimously.**

### **Hearing were held.**

**#1008-1 82 Soundview Ave., Assessors' Map 101, Lot 50**, Teresa Kleczkowski, c/o Dominick Thomas, Esq., of 315 Main Street, Derby, CT is appealing a decision by ZEO as to issuance of a stop work order dated July 15, 2008.

**Hearing was held and closed, but the decision was tabled until next month.**

**#1008-3 159 Long Hill Avenue**, John Guedes of 1425 Noble Avenue, Bridgeport, CT is seeking to waiver Section 24, Schedule B, Standard 10 by varying the minimum setback from a residence boundary line from 40 ft. to 30 ft. for construction of a 109.25' x 48.25' retail building.

**Motion made by Commissioner Conklin to deny the application for variance.**

**Motion to deny was seconded by Commissioner Cavallaro.**

**Motion passed by unanimous vote.**

**#1108-4 167A Bridgeport Avenue**, Ronic Enterprises, Inc. of 90 Soundview Avenue, Shelton, CT is seeking to waiver Section 23, Schedule A, Line 62D and Section 24.8.3 by allowing access to commercial building through a residential zone and construction of off-street parking within residence setback.

**Motion made by Commissioner Conklin to grant the application for variance.**

**Motion to grant was seconded by Commissioner Jones for the sake of discussion.**

**Motion to granted did not pass, two voted in favor of motion; Conklin and Harbinson; and three voted against motion; Cavallaro, Glover and Jones.**

**Motion was made by Commissioner Jones to deny the application.**

**Motion to deny was seconded by Commissioner Cavallaro.**

**Motion to deny passed by and three to 2 vote, 3 in favor of the motion, two against the motion to deny, the motion carried and the application was denied. Voting in favor of the motion to deny: Cavallaro, Glover and Jones; voting against the motion to deny: Conklin and Harbinson.**

**#1208-1 22 High Ridge Road**, Daniel Cyr of 24 Whitewood Drive, Shelton, CT is seeking to waiver Section 24, Schedule B, Standard 9 by varying the minimum setback from the right side yard from 30 ft. to 25 ft. for a 6x20 addition and 12x16 open deck.

**Motion was made by Commissioner Jones to grant the application.**

**Motion to grant was seconded by Commissioner Cavallaro.**

**Motion to grant passed by unanimous vote.**

**#1208-2 171-173 Division Avenue**, John Todice and Nancy Todice, c/o Dominick Thomas, Esq., of 315 Main Street, Derby, CT is appealing a decision by ZEO cease and desist order dated 9/15/08 on use of third floor.

**Hearing was held and closed, but the decision was tabled until next month.**

### **Work Session**

**#508-1 and #508-2**, James Blakeman at Buddington Road, Map 62, Lot 12 (Lot 1 and Lot 2) with possible consideration for modification of decision by the Board.

**Motion was made by Commissioner Conklin to authorize corporation counsel to enter into a stipulated agreement with counsel for the above with regard to conditions of blasting attached to variances granted by the Board.**

**Motion was seconded by Commissioner Cavallaro.**

**Motion passed by unanimous voted.**

**Meeting adjourned at approximately 9:40pm**