

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
WEDNESDAY, December 8, 2021, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

Application – 035-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan
Address- 42 Nichols Avenue	Yes- 5 No- 0
Owner – David Pasard	J. Pigott
Agent- None	J. Sedlak
Letters – Planning Board	L. Jacobson
EPB	C. Friedlander
Engineering	J. Hourihan
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions See Certificate of Decision

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit

Application – 036-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan
Address- 329 Glenbrook Road	Yes- 0 No- 5
Owner – 329 Glenbrook Road LLC	J. Pigott
Agent- Anthony Strazza	J. Sedlak
Letters – Planning Board	L. Jacobson
EPB	C. Friedlander
Engineering	J. Hourihan
Traffic	
Ex. A. Certificate of Mail	Denied See Certificate of Decision

Speakers: Amarda Glazier, 332 Glenbrook Road, In Favor.

Application – 034-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan	
Address- 78 Magee Avenue	Yes- 1	No- 4
Owner – CT Quality Transmissions	J. Pigott	J. Sedlak
Agent- Leigh Demarco		L. Jacobson
Letters – Planning Board		C. Friedlander
EPB		J. Hourihan
Engineering		
Traffic		
Ex. A. Certificate of Mail	Denied	
	See Certificate of Decision	

Application – 037-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan	
Address- 800 Ponus Ridge Road	Yes - 5	No- 0
Owner – Gary Bloom	J. Pigott	
Agent- Katie Wagner	J. Sedlak	
Letters – Planning Board	L. Jacobson	
EPB	C. Friedlander	
Engineering	J. Hourihan	
Traffic		
Ex. A. Certificate of Mail		Approved per plan(s) with Conditions
Letters in support from Aquarion & The Glass House		See Certificate of Decision

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit

Application – 038-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan
Address- 84 Fairview Avenue	Yes - 5 No – 0
Owner – Molly Adams & Alex Mautone	J. Pigott
Agent- John Leydon, Jr. Esq	J. Sedlak
Letters – Planning Board	L. Jacobson
EPB	C. Friedlander
Engineering	J. Hourihan
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions
Letter in Support from Kathleen Fox	See Certificate of Decision

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit

Application – 039-21	Pigott, Sedlak, Jacobson, Friedlander, Hourihan
Address- 39 Ralsey Road South	Yes- 5 No- 0
Owner – Rahwa Senay & Senai Ahderom	J. Pigott
Agent- John Leydon, Jr. Esq	J. Sedlak
Letters – Planning Board	L. Jacobson
EPB	C. Friedlander
Engineering	J. Hourihan
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions
	See Certificate of Decision
Speakers: Kerrin Behrend, 41 Ralsey Road South, In Favor	

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

**Other Board Business: C. Friedlander Motions, L. Jacobson Seconded.
Approval of Minutes October 13, 2021.**

Extension of Time Request:

On File with the Zoning Board of Appeals:

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present **Pigott, Sedlak, Jacobson, Friedlander, Hourihan**

Also present: Lesley Capp and Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk