## ZONING BOARD OF APPEALS PUBLIC HEARING & APPROVED BOARD MEETING MINUTES Wednesday, March 8, 2023, 7 PM (Public Hearing & Meeting) Via Zoom Meeting

The order of the Agenda has been altered to accommodate the meeting schedule.

Application – 008-23	Pigott, Jacobson, Tripolitsiotis, Hourihan	
Address- 51 Lanark Road	Yes - 4	No-0
Owner – Gary M. & Jamie C. Shann	on M. Tripolitsiotis	
Agent- None.	J. Pigott	
Letters – Planning Board	L. Jacobson	
EPB	J. Hourihan	
Engineering		
Traffic		
Ex. A. Certificate of Mail	Approved per pla	n(s) with Conditions
	See Certificate of	Decision

#### Conditions

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

Application – 006-23 Address- 3 Juniper Hill Road Owner –Ken Procino Agent- Joseph Capalbo Letters – Planning Board EPB Engineering Health Traffic Ex. A. Certificate of Mail Pigott, Friedlander, Jacobson, Tripolitsiotis, Hourihan

Continued to April 12, 2023 hearing.

### Claire Friedlander joined the hearing at 7:30.

Pigott, Friedlander, Jacobson, Tripolitsiotis, Hourihan

Application – 059-16 Address- 86 Elmcroft Road Owner – Pasquale Pisano Agent- Jerry Fox III, Attorney

Continued to April 12, 2023 hearing for voting purposes only.

## Letters in support:

- Susan Halpern, 30 Elmcroft Road #C11
- Kevin Carpenter, 72 & 70 Dyke Lane
- Frances Gerety, 42 Elmcroft Road
- James McDougall, 111 Towne Street
- John Kippx, Jr., 30 Elmcroft Road Apt 10
- Marlene Rhome, 8 Elmcroft Road
- Volodymyr Moskovych, 71 Harbor Street
- Marko Maksymenko, 87 Elmcroft Road
- Antonio Vitti, 10 Rugby Street & 35 Harbor Street
- Patrick White, 35 Ralsey Road

### Letter in opposition:

• John Wooten, Southend

#### **Speakers:**

David Pinto, assisting Jerry Fox. John Knuff, Attorney for One Elmcroft Stamford LLC, in opposition. Patrick White, 35 Ralsey Road, in support. John Kippx, 30 Elmcroft, in support.

Application – 004-23 Address- 58-106 Commerce Road Owner – Connecticut Auto Repair & Services LLC Agent- Jacqueline O. Kaufman & William J. Hennessey Jr. Letters – Planning Board EPB Engineering Traffic Health Ex. A. Certificate of Mail Application – 002-23 Address- 1103 East Main Street Owner – McDonalds Real Estate Company Agent- Chris Russo, Esq. Letters – Planning Board EPB Engineering Traffic Health Ex. A. Certificate of Mail

# Other Board Business: J. Pigott Motioned, M. Tripolitsiotis Seconded Approval of Minutes February 8, 2023.

# **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, Friedlander, Jacobson, Tripolitsiotis, Hourihan

Also present: Mary Judge, Land Use Administrative Assistant and Court Reporter

Submitted by:

Mary Judge Land Use Admin Asst. cc: Town Clerk