

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday, April 12, 2023, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

Application – 059-16
 Address- 86 Elmcroft Road
 Agent- Jerry Fox
 Letters –

Pigott, Jacobson, Tripolitsiotis, Hourihan
 Yes- 4 No-0
 L. Jacobson
 J. Pigott
 M. Tripolitsiotis
 J. Hourihan

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

Approved per plan(s) with Conditions
 See Certificate of Decision

Letter in opposition:

- John Wooten, Southend

Conditions

1. All concerns of the Engineering shall be adhered to.
2. The hours of operation shall be 8:00 am – 6:00 pm, Monday through Saturday.
3. There shall be no vehicular parking between the front property line and the curb on Elmcroft Road.
4. There shall be one tow truck on the premises at all times.
5. There shall be a privacy fence for screening around the property.
6. There shall be no auto body shop or painting of cars on the premises.
7. All cars belonging to visitors, patrons or employees shall be parked on the site at all times
8. No impact tools shall be used outside of the building.
9. No long-term storage of inoperative vehicles shall be permitted outside of the building.
10. Outside visible storage of any automotive equipment including tires, batteries, auto parts, etc. shall not be permitted.

Application – 006-23
 Address- 3 Juniper Hill Road
 Owner –Ken Procino
 Agent- Joseph Capalbo
 Letters – Planning Board

Pigott, Jacobson, Tripolitsiotis, Hourihan
 Yes- 4 No-0
 M. Tripolitsiotis
 J. Pigott
 L. Jacobson

EPB
Engineering
Health
Traffic
Ex. A. Certificate of Mail

J. Hourihan

Approved per plan(s)
See Certificate of Decision

Application – 009-23
Address- 85 Myrtle Avenue
Owner – 85 Myrtle Avenue LLC
Agent- Pierre-Christian D. Frye
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Tripolitsiotis, Hourihan

Yes-4 No-0
J. Pigott
L. Jacobson
J. Hourihan
M. Tripolitsiotis

Approved per plan(s) with Conditions
See Certificate of Decision

Conditions

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

Application – 010-23
Address- 1124 Shippan Avenue
Owner – Elaine Parruccini
Agent- Mario P. Musilli
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Tripolitsiotis, Hourihan

WITHDRAWN

**Other Board Business: M. Tripolitsiotis motioned, J. Hourihan Seconded.
Approval of Minutes March 8, 2023.**

Extension of Time Request:

-012-23 64 High Ridge Road (fka Lot B Long Ridge Road)

(Original Application Number 010-22) **Approved**

- 011-23 110 High Ridge Road
(Original Application Number 012-22) **Approved**

- 013-23 80 Davenport Drive
(Original Application Number 014-22) **Approved**

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, 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