ZONING BOARD OF APPEALS PUBLIC HEARING & APPROVED BOARD MEETING MINUTES Wednesday, December 6, 2023, 7 PM (Public Hearing & Meeting) Via Zoom Meeting

Application – 041-23	Pigott, Jacobson, Dallas, Matarasso, Hourihan

Address- 115 Ocean Drive West Yes - 4 No - 1

Owner – Suzanne & Thomas Cingari E. Matarasso L. Jacobson

Agent- Ryan Salvatore

Letters – Engineering

EPB

J. Pigott

J. Hourihan

G. Dallas

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 shall be addressed prior to the issuance of a Building Permit.

Application – 042-23 **Pigott,** Jacobson, Dallas, Matarasso, Hourihan

Address- 736 Den Road Yes - 5 No - 0

Owner –Donald Alan Broggi G. Dallas
Agent- Katie Wagner J. Pigott
Letters – Engineering L. Jacobson
EPB E. Matarasso
Health J. Hourihan

Traffic

One letter in opposition

Ex. A. Certificate of Mail

Speaker: Bruce Gordon, Butternut Lane – in Opposition.

Approved per plan(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 -043-23Pigott, Jacobson, Dallas, Matarasso, Hourihan Address- 38 Benstone Street Yes - 5No -0 Owner – Filippe Magrath L. Jacobson Agent- Joseph J. Capalbo, II J. Hourihan Letters – Planning Board G. Dallas J. Pigott **EPB** E. Matarasso Engineering Traffic Ex. A. Certificate of Mail Approved per plan(s) See Certificate of Decision

Application – 026-23 **Pigott,** Jacobson, Dallas, Matarasso, Hourihan Address- 143 Myrtle Avenue

Owner – 143 Myrtle Ave LLC Agent- Pierre-Christian D. Fryd

Agent- Pierre-Christian D. Frye AIA WITHDRAWN DUE TO NO SHOW.

Letters – Planning Board

EPB

Engineering

Traffic

Ex. A. Certificate of Mail

Application – 044-23 **Pigott,** Jacobson, Dallas, Matarasso, Hourihan

Address- 1 Apple Tree Drive Yes – 5 No - 0

Owner – Evan & Crystal Wyler J. Pigott
Agent- Swagata Sharma L. Jacobson
Letters – Planning Board E. Matarasso

etters – Planning Board E. Matarasso EPB J. Hourihan Engineering G. Dallas Traffic

10 Letters in Support

Ex. A. Certificate of Mail

Speakers in Favor: Joanna Dunne, 28 Apple Tree Drive

Levines, 19 Pine Hill Drive Lester Duda, 28 Pine Tree Drive Lorraine Labate, 34 Pine Tree Drive Amy Greens, 70 Apple Tree Drive Hank Parenete, 4 Apple Tree Drive

> Approved per plan(s) with conditions See Certificate of Decision

Conditions

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

2. Application – 045-23

Pigott, Jacobson, Dallas, Matarasso, Hourihan

Continued to 02/07/2024 Meeting.

Address- 1450 Newfield Avenue

Owner - King School, Inc.

Agent- Jacqueline Kaufman

Letters - Planning Board

EPB

Engineering

Traffic

4 Letters of Opposition

Ex. A. Certificate of Mail

Speakers: Michael Kraus, 86 Eastover Road, Opposition

Joe Andreana, 317 Intervale Road East, Opposition

Frank & Maria DeCostanzo, 21 Eastover Road, Opposition

Matthew Popp, Landscape Architect & Environmental Analyst for King School

Steve Schafer, King School

David Sullivan, Traffic Engineer for King School

Other Board Business: J. Pigott motioned, J. Hourihan seconded.

Approval of Minutes November 8, 2023 and November 15, 2023

Extension of Time Request: None.

On File with the Zoning Board of Appeals:

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

Present Pigott, Jacobson, Dallas, Matarasso, Hourihan

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

Submitted by:

Mary Judge

Land Use Admin Asst.

cc: Town Clerk