

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday, February 7, 2024, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

Application – 045-23	Pigott, Jacobson, Dallas, Matarasso, Hourihan	
Address- 1450 Newfield Avenue		Yes - 5 No - 0
Owner – King School Inc.	E. Matarasso	
Agent- Jacqueline Kaufman	L. Jacobson	
Letters – Planning Board	J. Hourihan	
EPB	G. Dallas	
Engineering	J. Pigott	
Traffic		
4 Letters of Opposition		

Ex. A. Certificate of Mail	Approved per plan(s) with conditions See Certificate of Decision
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Conditions

- 1) All new lighting installed shall be dimmed to minimum safety lighting during the hours of 10pm-6am.
- 2) King shall install appropriate screening/greenery on the backside of all new light poles to shield light from adjacent residential areas.
- 3) No vehicles shall be allowed to park or stored overnight in the associated new parking lots.
- 4) No construction vehicles shall be allowed to be stored in the associated new parking lots.
- 5) All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

Application – 002-24	Pigott, Jacobson, Dallas, Hourihan, Tripolitsiotis	
Address- 49 Sea Beach Drive		Yes - 5 No - 0
Owner –William & Catherine Galvin	J. Hourihan	
Agent- None	G. Dallas	
Letters – Planning Board	M. Tripolitsiotis	
Engineering	L. Jacobson	
EPB	J. Pigott	
Traffic		

Ex. A. Certificate of Mail	Approved per plan(s) with conditions See Certificate of Decision
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Conditions

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

Application – 001-24	Pigott, Jacobson, Dallas, Hourihan, Tripolitsiotis
Address- 70 Forest Street & 251 Greyrock Pl	Yes – 5 No -0
Owner – 70 Forest LLC	J. Hourihan
Agent- Raymond R. Mazzeo	G. Dallas
Letters – Planning Board	M. Tripolitsiotis
Engineering	L. Jacobson
EPB	J. Pigott
Traffic	

Ex. A. Certificate of Mail

Speakers: Brendan Riley, SoFi Building Representative, Concerns
Susan Buchsbaum, 29 Highland Place, Concerns
Geoff R., behalf of Ownership of property

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

Conditions

1. No valet use of Greyrock Place entrance/exit and no valet pick up or drop off at Greyrock Place; only the 8 spaces of self-park may use the Greyrock Place entrance/exit.
2. All concerns of the Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

Application – 005-24	Pigott, Jacobson, Dallas, Hourihan, Tripolitsiotis
Address- 77 Pershing Avenue	Yes – 5 No -0
Owner – Carter Sherwood	J. Hourihan
Agent- None	G. Dallas
Letters – Planning Board	M. Tripolitsiotis
Engineering	L. Jacobson
EPB	J. Pigott
Traffic	
9 Letters in Support	

Ex. A. Certificate of Mail

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.

Application – 004-24
Address- 18 Willard Terrace
Owner – Nicola D. Tamburro
Agent- Anthony Totilo
Letters – Planning Board
Engineering
EPB
Health
Traffic

Pigott, Jacobson, Dallas, Hourihan, Tripolitsiotis
Yes – 5 No - 0
J. Hourihan
G. Dallas
M. Tripolitsiotis
L. Jacobson
J. Pigott

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.

**Other Board Business: J. Pigott motioned, J. Hourihan seconded.
Approval of Minutes December 6, 2023.**

Extension of Time Request: None.

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, Dallas, Matarasso, Hourihan, Tripolitsiotis**
***Matarasso left meeting at 7:25.**

Also present: Lesley Capp, OSS and Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk