

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING & APPROVED BOARD MEETING MINUTES**  
**Wednesday March 13, 2024, 7 PM (Public Hearing & Meeting)**  
**Via Zoom Meeting**

Application – 006-24	<b>Pigott, Jacobson, Dallas, Matarasso, Hourihan</b>
Address- 45 Nichols Avenue	Yes - 5      No -0
Owner – Luz Castro	G. Dallas
Agent- None	L. Jacobson
Letters – Planning Board	J. Hourihan
EPB	E. Matarasso
Engineering	J. Pigott
Traffic	
Two Letters in Support	
Ex. A. Certificate of Mail	Approved per plan(s)
Speaker: Randy, Owner’s Son	See Certificate of Decision

Application – 008-24	<b>Pigott, Jacobson, Dallas, Matarasso, Hourihan</b>
Address- 18 Fowler Street	Yes – 5      No- 0
Owner –Johnny Clarisio & Dena Gardella	G. Dallas
Agent- Lyle Fishell	L. Jacobson
Letters – Planning Board	J. Hourihan
Engineering	E. Matarasso
EPB	J. Pigott
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with conditions
Speakers: Brian Fratturuo, General Contractor	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 – 010-24	<b>Pigott, Jacobson, Dallas, Matarasso, Hourihan</b>
Address- 1039 East Main Street	Yes – 5      No -0
Owner – 1039 East Main LLC	G. Dallas
Agent- Joeseeph Capalbo	L. Jacobson
Letters – EPB	J. Hourihan
Engineering	E. Matarasso
Traffic	J. Pigott
Ex. A. Certificate of Mail	Approved per plan(s)
	See Certificate of Decision

Application – 009-24  
Address- 619 Fairfield Avenue  
Owner – TFG Waterside GP, LLC  
Agent- Joseph Capalbo  
Letters – EPB  
Engineering  
Traffic  
Ex. A. Certificate of Mail  
Speakers: Rick Redniss  
Steven Smith, Attorney representing 611 Fairfield Ave, No Opposition

**Pigott, Jacobson, Dallas, Matarasso, Hourihan**  
**Continued to April 10, 2024 Public Hearing.**

Application – 007-24  
Address- 1450 Newfield Avenue  
Owner – King School Inc.  
Agent- Jacqueline Kaufman, Esq.  
Letters – Planning Board  
EPB  
Engineering  
Traffic  
Ex. A. Certificate of Mail  
Speakers: Steven Schafer, King School  
Nina Lesser, Peter Gisolfi Associates

**Pigott, Jacobson, Dallas, Matarasso, Hourihan**  
Yes – 5      No -0  
G. Dallas  
L. Jacobson  
J. Hourihan  
E. Matarasso  
J. Pigott  
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.

**Other Board Business: J. Pigott Motioned, J. Hourihan Seconded.**  
**Approval of Minutes February 7, 2024.**

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

Submitted by:

Mary Judge  
Land Use Admin Asst.