

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday April 10, 2024, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

<p>Application – 009-24 Address- 619 Fairfield Avenue Owner – TFG Waterside GP, LLC Agent- Joseph Capalbo Letters – EPB Engineering Traffic Ex. A. Certificate of Mail</p>	<p>Pigott, Jacobson, Dallas, Matarasso, Hourihan Continued from March 13, 2024 to May 8, 2024 Meeting</p>
---	--

<p>Application – 012-24 Address- 15 Francis Avenue Owner –Zalman & Malya Shmotkin Agent- Harvey Weber Letters – Planning Board Engineering EPB Traffic 1 Letter in Opposition Ex. A. Certificate of Mail</p>	<p>Pigott, Jacobson, Dallas, Matarasso, Hourihan Yes - 2 J. Hourihan E. Matarasso</p>	<p>No - 3 G. Dallas L. Jacobson J. Pigott</p>
<p>Speakers: Scott Stone, 24 Francis Avenue, Opposition Susan Christiano, 36 Francis Avenue, Opposition Josh Cole, 16 Francis Avenue, Opposition John Murtagh, 23 Francis Avenue, Concerns Andrea Stone, 24 Francis Avenue, Opposition</p>	<p>Denied See Certificate of Decision</p>	

<p>Application – 013-24 Address- 1353 High Ridge Road Owner – Carmela Lazarte Agent- None Letters – Planning Board Engineering Health EPB Traffic Ex. A. Certificate of Mail</p>	<p>Pigott, Jacobson, Dallas, Matarasso, Hourihan Yes – 0</p>	<p>No -5 G. Dallas L. Jacobson J. Hourihan E. Matarasso J. Pigott</p>
<p>Speaker: Ricardo Lazarte, Representing Carmela Lazarte</p>	<p>Denied See Certificate of Decision</p>	

Application – 011-24	Pigott, Jacobson, Dallas, Matarasso, Hourihan	Yes – 5	No - 0
Address- 143 Myrtle Avenue		G. Dallas	
Owner – 143 Myrtle Ave LLC		L. Jacobson	
Agent- Pierre-Christian D. Frye, AIA		J. Hourihan	
Letters – Planning Board		E. Matarasso	
EPB		J. Pigott	
Engineering			
Traffic			
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 – 046-23	Pigott, Jacobson, Dallas, Matarasso, Hourihan	Yes – 5	No - 0
Address- 35 Terrace Avenue		G. Dallas	
Owner – Frank Wayne Ranhosky		L. Jacobson	
Agent- None		J. Hourihan	
Letters – Planning Board		E. Matarasso	
EPB		J. Pigott	
Engineering			
Traffic			
8 Letters in Support			
Ex. A. Certificate of Mail		Approved per plan(s) See Certificate of Decision	

Application – 014-24	Pigott, Jacobson, Dallas, Matarasso, Hourihan	Yes – 5	No - 0
Address- 130 Revonah Avenue		G. Dallas	
Owner – Howard & Doreen Nusbaum		L. Jacobson	
Agent- None		J. Hourihan	
Letters – Planning Board		E. Matarasso	
EPB		J. Pigott	
Engineering			
Traffic			
7 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.

**Other Board Business: E. Matarasso Motioned, L. Jacobson Seconded.
Approval of Minutes March 13, 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
Courtney Fahan, OSS, Land Use Bureau
Court Reporter

Submitted by:

Courtney Fahan
OSS, Land Use Bureau

cc: Town Clerk