

**ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday, September 13, 2023, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting**

Application – 023-23	Pigott, Jacobson, Dallas, Matarasso, Tripolitsiotis
Address- 115 Ocean Drive West	Continued from July 12, 2023 Meeting
Owner – Suzanne & Thomas Cingari	Variance 1 & 2: Yes – 5 No-0
Agent- Ryan Salvatore	G. Dallas
Letters – Planning Board	M. Tripolitsiotis
Engineering	E. Matarasso
Traffic	L. Jacobson
Ex. A. Certificate of Mail	J. Pigott

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.

Variance 3: Yes -0	No -5
	G. Dallas
	M. Tripolitsiotis
	E. Matarasso
	L. Jacobson
	J. Pigott
	Denied

Application – 021-23	Pigott, Jacobson, Dallas, Matarasso, Tripolitsiotis
Address- 282 Selleck Street	Continued from July 12, 2023 Meeting
Owner –Emran M. Rahim	Yes – 5 No - 0
Agent- John Marinelli	G. Dallas
Letters – Planning Board	M. Tripolitsiotis
Engineering	E. Matarasso
EPB	L. Jacobson
Traffic	J. Pigott

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

1. Per the Engineering Bureau’s comments to be addressed.

Application – 020-23
Address- 736 Den Road
Owner – Donald Alan Broggi
Agent- None
Letters – Planning Board
EPB
Engineering
Health
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Matarasso, Tripolitsiotis
Continued from July 12, 2023 Meeting

Yes – 5 No -0
G. Dallas
M. Tripolitsiotis
E. Matarasso
L. Jacobson
J. Pigott

Approved per plan(s) with Conditions
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Speakers: Michael Gostomski, 2 Butternut Place, In Opposition

Conditions

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

Application – 022-23
Address- 64 Lewelyn Road
Owner – James Parker
Agent- None
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Matarasso, Tripolitsiotis

Withdrawn – Applicant did not appear for meeting.

Application – 029-23
Address- 36 Rutz Street
Owner – Roselyn Vassilatos
Agent- None
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Matarasso, Tripolitsiotis

Yes - 5 No - 0
G. Dallas
M. Tripolitsiotis
E. Matarasso
L. Jacobson
J. Pigott

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

Conditions

1. Per the Engineering Bureau’s Comments to be addressed.

**Other Board Business: J. Pigott Motioned, G. Dallas Seconded.
Approval of Minutes June 28, 2023.**

Extension of Time Request:

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, Tripolitsiotis**

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

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk