

CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 11, 2022

ATTENDANCE: Ira NACHEM, Acting Chairman; Robin Shepard; John Slater; Tiheba Bain; Paul Miller

STAFF: Atty. Russel Liskov; Nick Sampieri, Zoning Office; Paul Boucher, Zoning Staff;

OTHER: Atty. Christopher Russo; Atty. Raymond Rizio; Lacrowly; Paul Selna; Mauricio Xocoy; Marian; Chris DeAngelis; Council Member Maria Pereira; Mark T; Elizabeth Torres; Lorraine Larocca; Mark Trojanowski; Veronica Sosa; Lorraine Marocca

**** COMMISSIONER SHEPARD MOVED TO MAKE COMMISSIONER NACHEM ACTING CHAIR FOR THE MEETING.**

**** COMMISSIONER SLATER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

CALL TO ORDER

Chairman NACHEM called the meeting to order at 6:04 P.M. There was a quorum present.

Chairman NACHEM read the following statement into the record:

‘This meeting of the Zoning Board of Appeals complies with Governor Lamont’s Executive Order 7-B as it relates to a web-based meeting. Therefore, the in-person requirement is eliminated as long as a person can participate by phone or video in real time. Also, the sign posted requirement and the determinacy of notification to property owners has also been eliminated, as long as the Zoning Board of Appeal agenda has been online, complying with the statute’s normal earliest publication date in the Connecticut Post.’

He also pointed out that there were five Commissioners present which would require four votes for approval.

OCTOBER BUSINESS

O2

**134 ALBION ST. & 2093-2097 FAIRFIELD AVE. – PETITION OF BARROS MOTORS AUTO SALES, LLC -
SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES A NEW CERTIFICATE OF
APPROVAL OF LOCATION FOR A GENERAL REPAIRER’S LICENSE IN THE EXISTING COMMERCIAL
BUILDING IN THE I-L ZONE.**

Atty. Raymond Rizio came forward to discuss this item. There is no variance requested or hardship required. It is simply a transfer of the license. This had been applied for under the prior chairman who said they should wait until the business was closed for the transfer to be approved, which has been done. The location has been a general repairs facility since 1988. Atty. Rizio also pointed to an issue with the time period which would mean the application would, likely, be automatically approved.

Chairman Nachem noted that the petitioner had been very patient and cleaned up the site since the original filing. The petitioner has kept their word and there hasn't been activity on the site. They have complied with all the requirements they put forwards and he held no objections.

No one wished to speak in favor of the application.

No one wished to speak in opposition to the application.

**** COMMISSIONER SHEPARD MOVED TO APPROVE ITEM O2: 134 ALBION ST. & 2093-2097 FAIRFIELD AVE. – PETITION OF BARROS MOTORS AUTO SALES, LLC -SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES A NEW CERTIFICATE OF APPROVAL OF LOCATION FOR A GENERAL REPAIRER’S LICENSE IN THE EXISTING COMMERCIAL BUILDING IN THE I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- **MOTOR VEHICLE CONDITIONS “D”**

**** COMMISSIONER BAIN SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

O3

103 DOUGLAS ST. – PETITION OF JAY CONSTRUCTION, LLC – SEEKING A VARIANCE OF THE PROHIBITION OF THE REDUCTION IN SIZE OF A FULLY CONFORMING LOT UNDER AND SEC. 4-2-2 TO ESTABLISH A 5,002-SQ. FT. LOT AND ALSO SEEKING VARIANCES OF MINIMUM LOT AREA AND MINIMUM LOT FRONTAGE UNDER SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING IN A NONCONFORMING LOT IN THE R-A ZONE.

Atty. Rizio came forward to discuss this item. The client wishes to split the lot into two. This lot will be considered 'existing and conforming' under the new regulations. They still desire the variance so it can be put on the record and there will not be issues in the future. He also recounted the hardship history of the lot for the Commission.

Chairman Nachem asked if the split would enable the developer to build two houses.

Atty. Rizio confirmed this and said there was an existing house on the property already. Discussion followed.

No one wished to speak in favor of the application.

No one wished to speak in opposition to the application.

Chairman Nachem noted that Council Member Roman-Christy had sent an email to Mr. Dennis Buckley against the application. She believed that they would construct an additional, non-conforming, house on the newly divided lot.

No one else wished to speak in opposition to the application.

Atty. Rizio pointed out that the lot was conforming and was required to be merged and, under the new regulations, would also be conforming. They desire the permit so the lot will be considered conforming in the future as well.

Atty. Liskov said he'd have no objection to this being done and he understood why the applicant was doing so.

Commissioner Bain asked what was presently on the lot.

Atty. Rizio said there was currently a house and a large side-lot on the site.

**** COMMISSIONER MILLER MOTIONED TO APPROVE ITEM 03: 103 DOUGLAS ST. – PETITION OF JAY CONSTRUCTION, LLC – SEEKING A VARIANCE OF THE PROHIBITION OF THE REDUCTION IN SIZE OF A FULLY CONFORMING LOT UNDER AND SEC. 4-2-2 TO ESTABLISH A 5,002-SQ. FT. LOT AND ALSO SEEKING VARIANCES OF MINIMUM LOT AREA AND MINIMUM LOT FRONTAGE UNDER SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING IN A NONCONFORMING LOT IN THE R-A ZONE. AS SUBMITTED FOR THE FOLLOWING REASONS:**

- **LOCK IN FOR THE FUTURE AS A CONFORMING LOT.**

**** COMMISSIONER SLATER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

NOVEMBER BUSINESS

N1

371-377 & 379-395 EAST MAIN ST., 192-194 NICHOLS ST., 75 & 81 EVITTS LN. – PETITION OF BRIDGEPORT LANDING DEVELOPMENT, LLC – SEEKING VARIANCES OF THE MINIMUM FRONT SETBACK REQUIREMENT OF 10-FEET AND THE MAXIMUM SIDE SETBACK REQUIREMENT OF 14-FEET UNDER SEC. 6-1-3 TO PERMIT THE CONSTRUCTION OF A 5-STORY, 44-UNIT APARTMENT BUILDING IN THE OR ZONE AND COASTAL AREA.

Atty. Christopher Russo came forward to discuss this item. He provided a map of the lot for the Commission. This is not a request for variance for use but for two technical variances instead. He reviewed the site history and layout for the Commission. The site is a combination of five lots. There is a problem due to an irregularity caused by the State having taken some of the property. The proposed development plans were presented. The two requested variances are to reduce a minimum 10 front setback of landscaped area and to deal with a setback due to it being a corner lot. The unique shape of the lot due to the State taking part of it has resulted in a hardship.

Mr. Paul Selnau came forward to discuss this item. A rendering of the building was provided. He provided further insight into the proposed design of the building for the Commission. The plans have been approved for use in a historic district.

Atty. Russo provided some photos of the area for the review of the Commission. He highlighted the overgrowth and debris in the photos. A letter of support from the NRZ was provided and it was noted that there were other, various, supporters. Mr. John Goucher has reviewed the project and provided comments which were addressed by the engineer.

Atty. Liskov asked to confirm that they were just applying for variances and would need to go back for site plan approval.

Ms. Elizabeth Torres came forward to discuss this item. She is the real-estate development consultant representing the Bridgeport Neighborhood Trust. She said that 35 of the units are planned to be affordable housing and 9 are planned to be market-rate.

Atty. Russo confirmed this.

No one wished to speak in favor of the application.

Council Member Pereira came forward to speak in opposition to the application. She said she had been raised in that neighborhood. She said that what was going on was an absolute form of gentrification. The entire peninsula had been stolen from black and brown families and had been given to a wealthy white developer with no roots in the community. While they are saying that they will build affordable housing they won't build it on the peninsula due to not wanting the riffraff there and was an attempt at segregation. She also said that they couldn't argue that there were no parking requirements while also refusing the move the building because they'd lose parking. She did not feel that the land constituted a hardship either and they should scale their project for the property instead of asking for a variance. She also said that the property was blighted and the person responsible for the blight was the client seeking the variance and they needed to maintain the property at all times.

No one else wished to speak in opposition to this item.

Atty. Russo came forward to rebut. He said they were not arguing for a financial hardship but that one of the most causes for a variance or hardship was land being taken by the State. This would alter where the building could be built and cause them to lose a significant amount of parking spaces. They feel this is a necessary amenity for the site. Additionally, they have only recently closed on the property, and it was blighted for years by the City and not the client. The 10' buffer is only required by residential buildings as well and not on commercial buildings which were also present meaning this was not a non-conformity issue. They cannot meet the 14' setback and have a two-way drive for the parking lot.

Mr. Selnau came forward to rebut. He said the driveway was not just for parking but also for trash collection and emergency vehicles. Engaging with the 10' setback would make them unable to work with Nicholas Street.

Chairman NACHEM said that the lot had been empty for a long time and one of its challenges was that it was an irregular lot. There is little pedestrian traffic in the area so it would be safe to put up a building with 44 units. There aren't many setbacks on the street and some of the buildings are old. He felt it would help the neighborhood.

**** COMMISSIONER SLATER MOVED TO APPROVE APPLICATION N1: 371-377 & 379-395 EAST MAIN ST., 192-194 NICHOLS ST., 75 & 81 EVITTS LN. – PETITION OF BRIDGEPORT LANDING DEVELOPMENT, LLC – SEEKING VARIANCES OF THE MINIMUM FRONT SETBACK REQUIREMENT OF 10-FEET AND THE MAXIMUM SIDE SETBACK REQUIREMENT OF 14-FEET UNDER SEC. 6-1-3 TO PERMIT THE CONSTRUCTION OF A 5-STORY, 44-UNIT APARTMENT BUILDING IN THE OR ZONE AND COASTAL AREA. AS SUBMITTED FOR THE FOLLOWING REASONS:**

- **HARDSHIP**
- **PROPERTY TAKING BY STATE OF CT**
- **UNIQUE LOT CONFIGURATION.**

**** COMMISSIONER MILLER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

N2

1285 BOSTON AVE. – PETITION OF LAKEVIEW CEMETERY ASSOCIATION – SEEKING A USE VARIANCE UNDER SEC. 7-1-2 TO PERMIT A CEMETERY USE IN A PORTION OF THE VACANT PARCEL OF PROPERTY IN THE I-L ZONE.

Atty. Russo came forward to discuss this item. He provided a map of the lot for the Commission. The property extends across Stillman Pond to form a triangular piece which is being discussed in the application. The request is to extend the cemetery into this piece of the lot. Atty. Russo recapped the details for the Commission. This use is now permitted in this location. Due to the odd shape of the portion, it would be difficult to have a form of redevelopment.

Chairman NACHEM asked how long the site had been vacant for.

Atty. Russo said he couldn't remember how long it had been vacant for.

Council Member PEREIRA came forward to speak in favor of the item. She noted that the parcel was oddly shaped and bordered by the river making development difficult. There have also been flooding issues in the nearby area meaning she doesn't want it developed. There are people having difficulty buying plots of land.

No one wished to speak against the petition.

Commissioner MILLER said that it seemed like a good use of the land.

Chairman NACHEM said that the site had been vacant for a long time and be properly landscaped which would benefit the area. He also agreed with Council Member PEREIRA about there was a hardship.

**** COMMISSIONER SLATER MOVED TO APPROVE ITEM N2: 1285 BOSTON AVE. – PETITION OF LAKEVIEW CEMETERY ASSOCIATION – SEEKING A USE VARIANCE UNDER SEC. 7-1-2 TO PERMIT A CEMETERY USE IN A PORTION OF THE VACANT PARCEL OF PROPERTY IN THE I-L ZONE. AS SUBMITTED.**

**** COMMISSIONER SHEPARD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

N3

Mr. Paul Boucher informed the Commission that item N3 had been deferred. The item description was not listed on the agenda.

- ** COMMISSIONER SHEPARD MOTIONED TO DEFER ITEM N3.**
- ** COMMISSIONER MILLER SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Item N3 was deferred.

N4

4640 MAIN ST. – PETITION OF MARK TROJANOWSKI – SEEKING A VARIANCE OF THE LOT AREA AND WIDTH REQUIREMENT, AS WELL AS THE MINIMUM FRONT SETBACK REQUIREMENT OF 10-FEET UNDER SEC. 6-1-3 TO PERMIT THE CONVERSION OF THE EXISTING 1-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN THE OR-R ZONE.

Mr. Mark Trojanowski came forward to discuss this comment. The hardship comes from having the zoning change despite it being an existing structure that, otherwise, meets all standards. He provided the history of the site for the Commission. Being able to provide affordable housing will help to deal with rising rental prices. He also recapped other nearby locations that are being converted to residential areas. This is just for frontage and lot size. He feels hardship exists because the surrounding area has changed leaving no configuration for it to be changed.

No one wished to speak in favor of the application.

Council Member Rosalina Roman-Christy came forward to speak against the application. She did not feel there was a hardship present. She also felt it would not be creating affordable housing in the area.

No one else wished to speak in opposition to this application.

Mr. Mark Trojanowski said it was affordable housing since most of the housing in the area was single-family and it was restricted for people to move into the area due to the zoning requirements. This would allow for apartments in an area close to a bus line, shopping, and other amenities. The housing does meet all other standards. The hardship was created through multiple zoning changes dating back to when the area was originally subdivided.

Commissioner Bain said that she felt that this was a great opportunity to bring in affordable housing into the area.

Atty. Liskov clarified what was defined as affordable housing in Connecticut for the Commission. He pointed out that it was deed-restricted and did not mean 'cheap housing'. It was a specific legal term and he had not heard of it in relation to the lot. Discussion followed.

**** COMMISSIONER MILLER MOVED TO DENY PETITION N4: 4640 MAIN ST. – PETITION OF MARK TROJANOWSKI – SEEKING A VARIANCE OF THE LOT AREA AND WIDTH REQUIREMENT, AS WELL AS THE MINIMUM FRONT SETBACK REQUIREMENT OF 10-FEET UNDER SEC. 6-1-3 TO PERMIT THE CONVERSION OF THE EXISTING 1-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN THE OR-R ZONE. FOR THE FOLLOWING REASONS:**

- **NO HARDSHIP.**

**** CHAIRMAN NACHEM SECONDED THE MOTION.**

**** THE MOTION FAILED WITH TWO IN FAVOR (MILLER, NACHEM) AND THREE AGAINST (BAIN, SLATER, SHEPARD).**

**** COMMISSIONER BAIN MOVED TO APPROVE PETITION N4: 4640 MAIN ST. – PETITION OF MARK TROJANOWSKI – SEEKING A VARIANCE OF THE LOT AREA AND WIDTH REQUIREMENT, AS WELL AS THE MINIMUM FRONT SETBACK REQUIREMENT OF 10-FEET UNDER SEC. 6-1-3 TO PERMIT THE CONVERSION OF THE EXISTING 1-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN THE OR-R ZONE. .**

**** COMMISSIONER SHEPARD SECONDED THE MOTION.**

**** THE MOTION FAILED WITH THREE IN FAVOR (BAIN, SLATER, SHEPARD) AND TWO AGAINST (MILLER, NACHEM).**

The variance was not granted.

DECEMBER BUSINESS

D1

2060 FAIRFIELD AVE. – PETITION OF MAURICIOS GARAGE, INC. – EXISTING VEHICLE SERVICE FACILITY SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTE AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV USED CAR DEALERSHIP LICENSE, PREVIOUSLY APPROVED IN 2012 IN THE I-L ZONE.

Mr. Mauricio Xocoy came forward to discuss this item. When he first opened the repair business, he did not have the funds for investment. He currently lacks employees and needs more income to cover the business.

Atty. Liskov asked how many cars he was planning on selling and the maximum.

Mr. Xocoy said the maximum he could have on the lot was 50.

Atty. Liskov expressed skepticism at this amount and asked to confirm that he both wanted to have a repair shop going and sell 50 cars on the lot.

Commissioner Shepard asked how big the area was to be able to have both going on.

Mr. Boucher said that the lot had been approved back in 2012 for a car dealership but Mr. Xocoy had lacked the money for both general repair and a car dealership and had elected to only go for general repair. The lot had appx. 12 parking spaces for used car sales.

Ms. Xocoy came forward to speak in favor of the petition. She said the building had been approved as a dealership from previous owners and they need the money to stay in business due to the pandemic.

No one else wished to speak in favor of the petition.

No one wished to speak against the petition.

Chairman Nachem said that the property was reasonably clean and was adjacent to a gas station and across the street from a tire shop and near another car dealership. It had been approved prior in 2012 as well.

**** COMMISSIONER SHEPARD MOVED TO APPROVE ITEM D1: 2060 FAIRFIELD AVE. – PETITION OF MAURICIOS GARAGE, INC. – EXISTING VEHICLE SERVICE FACILITY SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTE AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV USED CAR DEALERSHIP LICENSE, PREVIOUSLY APPROVED IN 2012 IN THE I-L ZONE. WITH THE FOLLOWING CONDITIONS:**

- LIMITED TO 12 CARS FOR SALE
- MOTOR VEHICLE CONDITIONS “D”

**** COMMISSIONER MILLER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

D2

91 FEDERAL ST. – PETITION OF ADOLFO FERRER – SEEKING A VARIANCE OF SEC. 5-1-3 OF THE SIDE AND REAR SETBACK MINIMUM AND SEC. 4-9-1C OF THE MAXIMUM ACCESSORY STRUCTURE SIZE, TO CONSTRUCT A 700 SQ. FT. TWO CAR GARAGE, 12’ TO THE RIDGE IN THE R-C ZONE.

Ms. Veronica Sosa came forward to discuss this item. She said the work had already started without permission. They had not had knowledge of the regulation’s prior. No nearby lots will be affected.

Mr. Boucher said that an inspector had gone down to the site and told the owner to cease and desist. There is currently a laid foundation and two walls erected. If the Board does not approve, they will need to remove what has currently been erected.

Mr. Slater asked if the project had ceased and desisted following the request.

Mr. Boucher confirmed that it had.

Atty. Liskov asked where the complaint had come from.

Mr. Boucher said it had come from a neighbor.

Chairman Nachem asked why the garage was 700 Sq. Ft.

Ms. Sosa said it was because the owner had a large truck used for work. Discussion followed.

No one wished to speak in favor of the petition.

Ms. Lorraine Marocca came forward to speak against this item. She said she did not feel there was a hardship and that the Ferrer's had ignored the rules when they started building, undermining the zoning codes in the process. They were seeking forgiveness for their actions, and she felt that they should be denied a variance for those reasons as a result.

No one else wished to speak in opposition to this petition.

Ms. Sosa came forward to rebut. She said that the area had no use, and it didn't take any space away from Ms. Marocca's land. Also, they had no knowledge of the permit process or regulations which is why they started without.

Chairman Nachem said he understood that the construction occurred without them getting permissions or a variance. While they may have been ignorant of the need for one it didn't change that it needed approvals and was potentially unsafe as well. He did not see a hardship either or reason to grant the variance.

Atty. Liskov said that they could always come in later for proper approval and permits with plans for a proper site.

**** COMMISSIONER BAIN MOVED TO DENY ITEM D2: 91 FEDERAL ST. – PETITION OF ADOLFO FERRER – SEEKING A VARIANCE OF SEC. 5-1-3 OF THE SIDE AND REAR SETBACK MINIMUM AND SEC. 4-9-1C OF THE MAXIMUM ACCESSORY STRUCTURE SIZE, TO CONSTRUCT A 700 SQ. FT. TWO CAR GARAGE, 12' TO THE RIDGE IN THE R-C ZONE. FOR THE FOLLOWING REASONS:**

- **NO HARDSHIP**

**** COMMISSIONER SLATER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

D3

1406 STATE ST. – PETITION OF CATHOLIC CHARITIES OF FAIRFIELD COUNTY, INC. – SEEKING A VARIANCE OF SEC. 7-1-2 FOR THE USE AND SEC. 11-1-2 OF THE MINIMUM REQUIRED PARKING SPACES TO ALLOW FOR THE INTERIOR CONVERSION OF THE EXISTING BUILDING TO SUPPORT A SOCIAL SERVICE PROVIDER IN THE I-L ZONE.

Atty. Russo came forward to discuss this item. The variance required for off-street parking is no longer required under the new regulations. They desire the variance to protect against future changes in regulations. He reviewed the details of the site for the Commission. The Social Service Provider will provide not only food but additional services such as legal consulting. This Service would be a huge

benefit to the neighborhood, especially with its location in proximity to other transportation areas such as bus lines. Further review of the site followed. The site is compliant with current regulations and will be a benefit to the local area.

No one wished to speak in favor of the petition.

No one wished to speak in opposition to the petition.

Chairman Nachem said that the building was attractive. It was also completely built with all renovations and modifications happening inside. It is still technically a commercial property as a non-profit and not residential. The only downside was a lack of parking spaces. However, he felt there was ample parking for the traffic density of the area.

**** COMMISSIONER MILLER MOVED TO APPROVE ITEM D3: 1406 STATE ST. – PETITION OF CATHOLIC CHARITIES OF FAIRFIELD COUNTY, INC. – SEEKING A VARIANCE OF SEC. 7-1-2 FOR THE USE AND SEC. 11-1-2 OF THE MINIMUM REQUIRED PARKING SPACES TO ALLOW FOR THE INTERIOR CONVERSION OF THE EXISTING BUILDING TO SUPPORT A SOCIAL SERVICE PROVIDER IN THE I-L ZONE. AS SUBMITTED.
** COMMISSIONER BAIN SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

(END OF PUBLIC HEARING)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

DISCUSSION

718-726 UNION AVE. (BLACK HORSE GARAGE) – SEEKING TO OPERATE AT 800 UNION AVE.

Atty. Liskov said the business was moving from one address in the complex to another address in the same complex. He asked if they could allow Mr. Boucher to approve it over the counter.

**** COMMISSIONER SHEPARD MOTIONED TO APPROVE.
** COMMISSIONER SLATER SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

Robin all except April

Please make the following changes to all:
Please correct the spelling of Commissioner Bain's name to its proper spelling in all occurrences, instances, and variations.

APPROVAL OF ZBA MINUTES FOR FEBRUARY 9, 2021 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: MARIA ALVES, JOHN CAROLAN, MICHAEL NASTU, ROBIN SHEPARD AND IRA NACHEM. STAFF: DENNIS BUCKLEY, CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

APPROVAL OF ZBA MINUTES FOR MARCH 9, 2021 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: MARIA ALVES, JOHN CAROLAN, MICHAEL NASTU, ROBIN SHEPARD AND IRA NACHEM. STAFF: DENNIS BUCKLEY, CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

APPROVAL OF ZBA MINUTES FOR APRIL 13, 2021 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: JOHN CAROLAN, MICHAEL NASTU, AND IRA NACHEM. STAFF: PAUL BOUCHERR, ASSISTANT ZONING OFFICIAL, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

The following correction was noted:

Page 10: Please Change the following from ‘Chairman McLaine said that Commissioner NACHEM was out of order. Commissioner NACHEM apologized.’ To: ‘Chairman McLaine said that Commissioner NACHEM was out of order for asking a question.’

APPROVAL OF ZBA MINUTES FOR MAY 11, 2021 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: JOHN CAROLAN, MICHAEL NASTU, ROBIN SHEPARD AND IRA NACHEM. STAFF: DENNIS BUCKLEY, CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

APPROVAL OF ZBA MINUTES FOR AUGUST 10, 2021 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: JOHN CAROLAN, ROBIN SHEPARD AND IRA NACHEM. STAFF: DENNIS BUCKLEY, CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

APPROVAL OF ZBA MINUTES FOR SEPTEMBER 28, 2021 – PRESENT: ACTING CHAIRPERSON: MARIA ALVES. COMMISSIONERS: JOHN CAROLAN, TIHEBA BAIN, IRA NACHEM AND ROBIN SHEPARD. STAFF: DENNIS BUCKLEY, CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

Please make the following corrections:

Page 12: ‘Please change Commissioner Germain’ to ‘Commissioner Bain’.

APPROVAL OF ZBA MINUTES FOR OCTOBER 12, 2021 – PRESENT: ACTING CHAIRPERSON: MARIA ALVES. COMMISSIONERS: IRA NACHEM AND ROBIN SHEPARD. STAFF: DENNIS BUCKLEY, CLERK; NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

**** COMMISSIONER SHEPARD APPROVED THE MINUTES OF FEBRUARY 9, 2021; MARCH 9, 2021; MAY 11, 2021; AUGUST 10, 2021; SEPTEMBER 28, 2021; AND OCTOBER 12, 2021; AS AMENDED.**

**** CHAIRMAN NACHEM APPROVED THE MINUTES FEBRUARY 9, 2021; MARCH 9, 2021; APRIL 13, 2021; MAY 11, 2021; AUGUST 10, 2021; SEPTEMBER 28, 2021; AND OCTOBER 12, 2021 AS AMENDED.**

ADJOURNMENT

**** COMMISSIONER SLATER MOTIONED TO ADJOURN.
** COMMISSIONER SHEPARD SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:33 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services