

# AGENDA

ZONING BOARD OF APPEALS  
TOWN HALL

OCTOBER 6, 2016  
6:30 PM

**1. CALL TO ORDER/APPOINTMENT OF ALTERNATES**

**2. APPROVAL OF THE MARCH 3<sup>rd</sup>, 2016 MEETING MINUTES**

**3. PUBLIC HEARING**

Application #ZBA-Z-16-3. Appeal of Teddy B. Realty Co., LLC, owner, Ed Lorah, applicant at 49 Boston Post Road, C-G Zone. Variances are requested from Zoning Regulations a. section 8.3 reduce the building line width relative to the Boston Post Road frontage from 150' to 140 feet; b. section 8.4.1 reduce the front yard setback relative to the Boston Post Road frontage from 75' to 16 feet; c. section 8.4.1, reduce the front yard setback relative to the Strosberg Road frontage from 75 feet to 9 feet; d. section 8.4.3 reduce the rear yard setback along the easterly boundary of 9 Pine Street from 50 feet to 40 feet; e. section 22.5.b during the course of construction to permit the front yard relative to Pine Street to be used for materials, waste materials and commercial or earth-moving vehicles. Variances are needed to demolish existing structure and erect a new 2 story office building per plan submitted.

**4. APPLICATION REVIEW**

Application #ZBA-Z-16-3. Appeal of Teddy B. Realty Co., LLC, owner, Ed Lorah, applicant at 49 Boston Post Road, C-G Zone. Variances are requested from Zoning Regulations a. section 8.3 reduce the building line width relative to the Boston Post Road frontage from 150' to 140 feet; b. section 8.4.1 reduce the front yard setback relative to the Boston Post Road frontage from 75' to 16 feet; c. section 8.4.1, reduce the front yard setback relative to the Strosberg Road frontage from 75 feet to 9 feet; d. section 8.4.3 reduce the rear yard setback along the easterly boundary of 9 Pine Street from 50 feet to 40 feet; e. section 22.5.b during the course of construction to permit the front yard relative to Pine Street to be used for materials, waste materials and commercial or earth-moving vehicles. Variances are needed to demolish existing structure and erect a new 2 story office building per plan submitted.

**5. OLD BUSINESS**

**6. NEW BUSINESS**

1. Discuss and review the 2015/16 Annual Report
2. Discuss and review the 2016/2017 ZBA budget
3. Discuss and review meeting dates for 2017

**7. CORRESPONDENCE**

1. Land Use Academy Advanced Training, 10/22/16, cost \$40.

**8. ADJOURNMENT**