

## ZONING BOARD OF APPEALS

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### TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator  
Laura Magaraci, Zoning Enforcement Officer  
Leslie Carney, Clerk

## AGENDA

There will be a meeting of the Zoning Board of Appeals Commission on Thursday, November 16, 2023, at the **Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 7:30 PM** to consider the following applications:

### **PUBLIC HEARINGS:**

1. #23-14 Application of Leonard A. Fasano, Applicant, Paul Cicarella, Owner, relative to 104 Kings Highway, (Map 83, Lot 31), appealing the decision of the Zoning Enforcement Officer, dated August 3, 2023. R-40 Zoning District.
2. #23-18 Application of Wilde Property Management, LLC, Applicant & Owner, relative to 5 Philip Place, (Map 66, Lot 20), per Section 5.1.2, requesting a front yard setback variance of 59.17' to permit a front yard setback of 15.83' where 75' is required; also requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.
3. #23-19 Application of Stephanie Silverberg, Applicant & Owner, relative to 26 Monroe Street, (Map 73, Lot 47), per Section 2.1.1.9, requesting a front yard setback variance of 6' to permit a front yard setback of 19' where 25' is required. R-12 Zoning District.
4. #23-20 Application of Kunteya Kataria, Applicant, 690 New Haven Avenue, LLC., Owner, relative to 402 Clintonville Road, (Map 69, Lot 6), per Section 8.3.1.1, requesting approval to change from a non-conforming use (retail package liquor store) to another non-conforming use (deli/convenience store). R-40 Zoning District

**DELIBERATION SESSION:** - #23-14, 102 Kings Highway  
- #23-18, 5 Philip Place  
- #23-19, 26 Monroe Street  
- #23-20, 402 Clintonville Road

**OTHER:** None

**ENFORCEMENT ACTIONS:** Updates

**CORRESPONDENCE:** None

**MINUTES:** 19 October 2023

**ADJOURN:**