



## ZONING BOARD OF APPEALS

### AGENDA

April 8, 2024

7:00 PM

Town Hall Annex, 66 Prospect Street

*Zoning Board of Appeals meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility.*

### ADMINISTRATIVE:

Board approval of minutes.

### CONTINUED APPLICATION:

#24-007

Teisute Jucaite - **WITHDRAWN**  
117 Mamasco Road

### NEW APPLICATIONS:

#24-003

Steven Bronfield  
5 Palmer Court

#24-012

Neil Casey, agent for Robert & Aimee Norberg  
197 High Ridge Ave

#24-013

J. Scott Lesko  
54 Chestnut Hill Road

#24-014

Ashlea Andrews, agent for Scott Callahan  
635 Danbury Road

#24-015

Ashlea Andrews, agent for Regency Centers -  
**WITHDRAWN**  
91 Danbury Road

#24-016

YKM Acquisitions LLC/YKM 120 Ivy LLC,  
contract purchaser, owner of record,  
Edward Jamroga  
120 Ivy Hill Road

### LEGAL ADVERTISEMENT:

Application 24-003 – Steven Bronfield; For a variance of Section 4.1.D.6., conventional PRD setbacks, to allow an in-ground pool to be installed within the required setback; for property in the RAA zone located at 5 Palmer Court.

Application 24-012 – Neil Casey, agent for Robert and Aimee Norberg; For a variance of Section 3.5.F., lot coverage, to allow an addition to a single-family home that will exceed the allowable lot coverage; for property in the R7.5 zone located at 197 High Ridge Avenue.

Application 24-013 – J. Scott Lesko; For a variance of Section 3.5.H., setbacks, to allow a dormer addition to an existing garage within the minimum yard setback; for property in the RAAA zone located at 54 Chestnut Hill Road.

Application 24-014 – Ashlea Andrews, agent for Scott Callahan; For a variance of Section 7.2.E.8., type of sign, to allow the installation of a double-sided freestanding sign over the allowable 24 sq. ft.; for property in the B2 zone located at 635 Danbury Road.

Application 24-015 – Ashlea Andrews, agent for Regency Centers; For variances of Sections 7.2.E.1., 7.2.E.7., 7.2 E.8., signs permitted in non-residential districts, to allow for 8 total building signs; for property in the B-1 zone located at 91 Danbury Road.

Application 24-016 – YKM Acquisitions LLC/YKM 120 Ivy LLC, contract purchase for Edward Jamroga; For variances of Sections 3.5.H., setbacks, 3.5.F., lot coverage and 8.1.B.2., nonconforming structures, to allow reconstruction of a legally nonconforming house on the existing foundation within the minimum yard setback and exceeding the allowable lot coverage; for property in the RAA zone located at 120 Ivy Hill Road.

Anyone requiring special accommodations due to disability is asked to contact the ZBA office at 203-431-2786 at least 48 hours prior to the meeting.

KELLY RYAN  
ADMINISTRATOR