

I. **ROLL CALL**

II. **MINUTES**

III. **CHAIRMAN REPORT**

IV. **OLD BUSINESS**

- IV.I. 1. Richard P. D'Addario Representing Byron G. Ehrhart (Applicant And Owner) For Property Located At 1134 West Main Road; Being Tax Assessor's Map 44 Lot 18 (Zoned Light Industrial, I-L). The Applicant Seeks Dimensional Variances (Article IV, Section B) To Construct An Accessory Garage Building And A Special Use Permit (Article VII, Section A(1)(D)) For An Alteration To A Non-Conforming Use.

Documents:

[EHRHART.ZBR APPLICATION.PDF](#)

- IV.II. 2. Eric Offenberg (Applicant) Representing 1127 RE Investment LLC (Owner) For Property Located At 1172 West Main Road; Being Tax Assessor's Map 44 Lot 3 (Zoned Light Industrial, I-L). The Applicant Seeks A Special Use Permit (Article VI, Section C (1)) To Alter Existing Buildings Devoted To A Non-Conforming Use. The Applicant Is Also Seeking Dimensional Variances For Structures Located In The Setbacks (Article IV, Section B, C(5)).

Documents:

[1172WESTMAIN.REINVESTMENTS.PDF](#)  
[TWIN LANTERN ZONING APP.PDF](#)

- IV.III. 3. AP Enterprise, LLC (Applicant And Owner) For Properties Located At 0 Walnut Street, 0 Highland Avenue, 0 Russel Avenue, And 0 Park Avenue; Being Tax Assessor's Map 20 Lots 1, 3, And 13, And Map 25 Lot 2 (Zoned Commercial And Residential, R-10). The Applicant Seeks A Special Use Permit (Article V, Section B(12)) To Create An Outdoor Recreation Facility. (Applicant Has Requested A Continuance To The July 20, 2023 Meeting)

Documents:

[2057-001-ZNNG-RADIUS MAP-20230407.PDF](#)  
[2057-001-ZNNG-SBMP-OZNG-20230427.PDF](#)  
[2057-001-ZNNG-SWEENEY REPORT-OZNG-20230427.PDF](#)  
[2057-001-ZNNG-TMIT-OZNG-20230427.PDF](#)  
[2057-001-ZNNG-ABUTTERS LIST-20230407.PDF](#)  
[2057-001-ZNNG-APLN-OZNG-20230427.PDF](#)  
[2057-001-ZNNG-OPERATIONS PLAN-OZNG-20230427.PDF](#)

V. **NEW BUSINESS**

- V.I. 1. Jason And Sadie Peters (Applicants And Owners) For Property Located At 44 Valhalla Drive; Being Tax Assessor's Map 24 Lot 194 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A(4)) To Construct A Partial Second Story Addition And A Front Porch With Stairs On A Substandard Lot Of Record.

Documents:

[230510\\_PETERS RESIDENCE-ZONING.PDF](#)  
[230101-1 PETERS\\_J\\_C3D.PDF](#)  
[PETERS ZONING APPLICATION.PDF](#)  
[PETERS-ABUTTERS LIST.PDF](#)  
[REGARDING PROPERTY OF 44 VALHALLA DRIVE. ABUTTERLETTER.PDF](#)  
[44 VALHALLA DRIVE.ABUTTERLETTER.PDF](#)

- V.II. 2. Douglas And Bernadette Bernon (Applicants And Owners) For Property Located At 13 Baker Road; Being Tax Assessor's Map 16 Lot 18 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A(4)) To Construct A Roof Over An Existing Deck And Enlarge And Second Floor Deck On A Substandard Lot Of Record.

Documents:

[13BAKER.BERNON.APPLICATION.PDF](#)

- V.III. 3. Wendy And Jeremy Shattuck (Applicants And Owners) For Property Located At 187 Cedar Ave; Being Tax Assessor's Map 20 Lot 136 (Zoned Residential, R-10). The Applicant Seeks A Dimensional Variances (Article IV, Section B, Section C(5)) To Construct A 7'6"x10' Shed Within The Front And Side Setbacks.

Documents:

[ZBRAPPLICATION\\_\\_SHATTUCK SHED\\_15JUNE2023.PDF](#)  
[SHATTUCK.AFFDAVIT.PDF](#)

- V.IV. 4. Mindy Zheng (Applicant And Owner) For Property Located At 26 Oak Street; Being Tax Assessor's Map 20 Lot 105 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B ; Article VI, Section A(4)) To Construct A Deck Off The Rear Of The Existing House On A Substandard Lot Of Record.

Documents:

[26OAK.ZHENG.APPLICATION.PDF](#)  
[AFFIDAVIT OF MAILING ZHANG.PDF](#)

- V.V. 5. Bill Caragianis (Applicant And Owner) For Property Located At 0 Union Street; Being Tax Assessor's Map 56 Lot 7 (Zoned Commercial, C). The Applicant Seeks A Special Use Permit (Article VI, Section A(3)(B)) And A Dimensional Variance (Article IV, Section B) To Enlarge A Non Residential Structure On A Substandard Lot Of Record.

Documents:

[0UNION.CARAGIANIS.APPLICATION.PDF](#)  
[AFFIDAVIT OF MAILING CARAGIANIS.PDF](#)

- V.VI. 6. Stephen And Kara Fitzpatrick (Applicants And Owners) For Property Located At 19 Sloop Drive; Being Tax Assessor's Map 23 Lot 77 (Zoned Residential, R-20). The Applicant Seeks A Dimensional Variance (Article IV, Section B) To Construct An Above-Ground Pool Within The Rear Setback.

Documents:

[ZONING BOARD APPLICATION FITZPATRICK 19 SLOOP DRIVE.PDF](#)  
[19 SLOOP ABUTTER NOTIFICATION AFFIDAVIT.PDF](#)

VI. ADJOURN

VII. ZBR BUSINESS