

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
April 2, 2018**

2018 NOV 27 PM 12:54

**Present:** Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Plunkett; Phil Ruggiero; Tino Lichauco; Craig White

**Staff:** Ara Yogurtian, Liaison to the Office of Community Development

**1. MEETING CALLED TO ORDER 7:00 PM**

Mr. Iannuzzi recused himself from the meeting.

Mr. Zarkadas called the meeting to order and asked the Applicants for Case No. 17-30 (344 Pleasant Street – Nicolas Leo, d/b/a Patriot Donuts) to come before the Board.

Mr. Noone, Applicant's Representative, requested a further continuance until May 14, 2018 as there were only four Board Members present.

**MOTION to continue to May 14, 2018 was made by Mr. Zarkadas. Motion passed. 4-0.**

Mr. Iannuzzi returned to the meeting and welcomed the public to the April 2, 2018 Zoning Board of Appeals meeting. He introduced the Board members and asked the audience to sign in on the sign-in sheet if they were planning to be heard by the Board that evening.

Mr. White arrived to the meeting.

**2. PUBLIC MEETINGS:**

- A. CASE NO. 18-09 – ONE (1) SPECIAL PERMIT  
87 Leonard Street – Foodies, Michael Stameris, Agent

Mr. Iannuzzi read the public notice.

Mr. Stameris was not present at the public hearing.

**MOTION to continue to May 14, 2018 was made by Mr. White and seconded by Mr. Ruggiero. Motion Passed. 6-0**

- B. CASE NO. 18-10 – THREE (3) SPECIAL PERMITS  
32 Hammond Road – Ulrich Klingbeil & Elizabeth Reed

Mr. Iannuzzi read the public notice.

Ulrich Klingbeil and Betty Reed came before the Board to explain the family's need for more space for visiting family members. Ms. Reed noted that she would like to enclose a

porch and make it into a bathroom. Mr. Klingbeil noted that his neighbors were in support of the project. Two neighbors who were in support were in attendance at this meeting. He noted that half of the houses in the neighborhood had this addition already added and it was common in their area.

In support:

Harold Feinberg, 30 Hammond Road, came to speak in support of the project, he lives on the side of the proposed addition and he stated that it would work well architecturally with the rest of the neighborhood. He noted that this would be an improvement to the neighborhood.

No one else spoke.

**MOTION to approve was made by Mr. White and seconded by Mr. Zarkadas.  
Motion Passed. 6-0.**

**3. CONTINUED PUBLIC MEETINGS:**

- C. CASE NO. 17-30 – ONE (1) SPECIAL PERMIT  
344 Pleasant Street – Nicolas Leo, d/b/a Patriot Donuts

This case was moved to the top of the agenda, see above for the meeting minutes.

**4. REVIEW AND APPROVE OCTOBER 10, 2017 AND NOVEMBER 6, 2017 ZONING BOARD OF APPEALS MEETING MINUTES**

**MOTION to approve meeting minutes for the October 10, 2017 Zoning Board of Appeals meeting was made by Mr. White and seconded by Mr. Zarkadas. Motion passed. 5-0.**

**MOTION to approve meeting minutes for the November 6, 2017 Zoning Board of Appeals meeting was made by Mr. Iannuzzi and seconded by Mr. Ruggerio. Motion passed. 5-0.**

**5. ADJOURN: 7:31 PM**