



Memorandum

To: Board of Zoning Appeals
From: Matthew Glassman, Chair of the Planning Commission
Meeting Date: July 15, 2026
Re: Recommendation for Conditional Use Permit – Specialized Instruction at 512 Maple Avenue West Suite 203

Summary:

The Planning Commission met on July 8, 2026, to review and discuss the application from the owner of Zerkalo Musical Theater, Alexey Predit (henceforth referred to as “the applicant”), to be approved for a Conditional Use Permit (CUP) from the Board of Zoning Appeals (BZA) for his existing business offering Specialized Instruction at 512 Maple Avenue West Suite 203, in the Avenue West zone. The Planning Commission’s role is to provide a recommendation to the BZA.

After discussion, the Planning Commission voted 5-0 on July 8 to recommend approval of the CUP.

Site & Proposal Overview:

The property at 512 Maple Avenue West has an area of 36,294 square feet, and includes a 12,670-square-foot, two-story building and 56 parking spaces. Most of the property is zoned Avenue West, including the entirety of the building, with a small portion of the parking lot at the rear of the parcel zoned RS-16.

The applicant operates Zerkalo Musical Theater, a school offering bilingual Russian and English musical theater classes and performances for students aged 4-21. The classes at 512 Maple Avenue West Suite 203 are limited to weekday afternoons and evenings, and Saturday morning through evening. Classes are limited to 14 students aged 6-21 with two instructors. This use is classified as Specialized Instruction, in the Town’s zoning regulations.

As Specialized Instruction is a Conditional Use in the Avenue West district, the applicants must obtain a CUP that allows them to operate at 512 Maple Avenue West Suite 203. Zerkalo Musical Theater has been in its present location for several years without a CUP, so receiving a CUP would bring the business into compliance with Town code.

Discussion:

Chair Glassman inquired as to why the business has been operating without a CUP. Staff responded that it was unlikely that the applicant knew he needed a CUP as the previous occupant of Suite 203, a dance studio, opened under the previous zoning ordinance when a CUP was not required to operate in the Avenue West district.

Planning Commission
Recommendation for Conditional Use Permit –
Specialized Instruction at 512 Maple Avenue West Suite 203

Planning Commission Recommendation

After staff presentation and discussion, the Planning Commission voted unanimously to recommend approval to the BZA, as follows:

Motion: Commissioner Noble

2nd: Commissioner Aimone

Roll Call Vote:

Matthew Glassman, Chair	Aye
Douglas Noble, Vice Chair	Aye
Keith Aimone	Aye
Deepa Chakrapani	absent
Evan Fallor	Aye
David Miller	absent
Jessica Plowgian	Aye