

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
SEPTEMBER 15, 2011 7:30 P.M. EAST HAVEN SENIOR
CENTER**

MEMBERS PRESENT: CHARLES LEMONS – CHAIRMAN
JOSEPH PORTO – VICE CHAIRMAN
ANTHONY REDENTE
LAWRENCE LAMOTHE
RONALD DESENA

ALTERNATES PRESENT: DONALD THOMAS -ABSENT

MEMBERS PRESENT: DAVE ANDERSON -ZEO
JAMES CIRILLO-ATTORNEY
ROSALIE DEPALMA - CLERK

The meeting was called to order at 7:30 P.M. by Chairman Lemons who then explained the procedure of the Board to the audience. A motion was made by Vice Chairman to accept the minutes of the previous meeting; seconded by Larry LaMothe. Motion carried unanimously.

11-015 APPLICANT & PROPERTY OWNER: RICHARD & JILL SHIFFRIN; PROPERTY AFFECTED: 338 COSEY BEACH AVENUE; ZONE: R-3; APPLICATION FOR THE REMOVAL OF AN EXISTING SINGLE FAMILY RESIDENCE AND SHED, AND THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE AND GARAGE. VARIANCES REQUIRED: SHCHEDULE "B", GENERAL BULK STANDARDS, LINE #7, MINIMUM SETBACK FROM A STREET LINE, FROM 25 FEET TO 18 FEET; LINE #9, MINIMUM SETBACK FROM A SIDE PROPERTY LINE, FROM 20 FEET TO 2 FEET (EASSTERLY PROPERTY LINE) AND FROM 20 FEET TO 1 FOOT (WESTERLY PROPERTY LINE); LINE #11, MAXIMUM LOT COVERAGE AS A PERCENT OF LAT AREA, FROM 20% TO 48%; LINE #12, MAXIMUM FLOOR AREA AS A PERCENT OF LOT AREA, FROM 40% TO 43%; SECTION 25.4.3 TO WAIVE THE ADDITIONAL SETBACK REQUIREMENTS FOR A STRUCTURE EXCEEDING 30 FEET IN HEIGHT; SECTION 44.7 TO ALLOW TH ENLARGEMENT OF AN EXISTING NON-CONFORMITY; AND SECTION 44.11 TO ALLOW THE RECONSTRUCTION AND ENLARGEMENT OF A BUILDING ON A PARCEL OF LAND WHICH FAILS TO MEET AREA, SHAPE OR FRONTAGE REQUIREMENTS WITHOUT THE BULDING CONFORMING TO ALL OTHER REQUIREMENTS

Bob Criscuolo, an engineer, 420 East Main Street, Branford, CT. and Peggy Rubens-Duhl, an architect, 16 Fieldstone Drive, Woodbridge, CT. addressed the Board on behalf of the applicant. The required certified receipts were submitted to the Board. They were seeking to remove an existing house and shed and reconstruct a two story 2500 sq. ft. single family home, harmonious with the neighborhood, handicap accessible with an elevator, with covered walkways and porch and with a one car garage 16 x 21 ft. and 16 ft. in height. Mr. Criscuolo stated that the aforementioned variances were required and the lot is in a R-3 Zone and the required lot area is 20,000 sq. ft. and this property is 6790 sq. ft. Mr. Criscuolo also noted the dwelling would meet all FEMA regulations and elevation. Hardship: Lot created in 1900 prior to zoning regulations and due to the minimization every effort was made to allow the redevelopment of the site to meet FEMA regulations, reduce the number of variances and minimize the impact of any coastal resources. Mr. LaMothe and Chairman Lemons expressed concerns with the sideline variance of 2ft. ZBA Anderson stated the two adjacent property

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owners submitted letters of approval for this applications. No further comments were made.

NO RECESS CALLED

SEE VOTING:

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VOTING: GRANTED – A motion was made by Chairman Lemons to accept application 11-015 as presented, seconded by Vice Chairman Porto. Motion carried unanimously.

11-015

Lemons – yes
LaMothe – yes
DeSena – yes
Redente – yes
Porto – yes

Vice Chairman made a motion to adjourn; seconded by Anthony Redente. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 8:10 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk