

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JANUARY 21, 2010 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

ALTERNATES PRESENT: FRED D’ALBERO
DONALD W THOMAS
ROBERT SCHUMITZ - ABSENT

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

The meeting was called to order at 7:30 P.M. by Vice Chairman Porto who explained the procedure of the Board to the audience. Vice Chairman Porto made a motion to accept the minutes of the previous meeting, seconded by Anthony Redente. Motion carried unanimously.

Vice Chairman Porto seated alternate, Donald Thomas in order to have a quorum.

- 10-01 APPLICANTS & PROPERTY OWNERS: THREE PILLIARS L.L.C.; PROPERTY AFFECTED: 51, 57, 65, & 71 COUNTY WALK VILLAGE; ZONE: RA-1; LEGALLY PERMIT THREE DECKS AND A HATCHWAY THAT HAVE BEEN CONSTRUCTED WITHIN THE REQUIRED SETBACKS. VARIANCES REQUIRED: SCHEDULE "B" LINE #8, MINIMUM SETBACK FROM REAR PROPERTY LINE, FROM 25 FEET TO 15 FEET (FOR DECK ON UNIT 71) AND FROM 25 FEET TO 23.8 FEET (FOR HATCHWAY ON UNIT 65), LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINE, FROM 15 FEET TO 6.3 FEET (FOR DECKS ON UNITS 51 AND 57).

Mr. Steve Russo of 99 Queach Rd., Branford, CT. addressed the Board on his behalf. Mr. Russo submitted the required certified receipts to the Board. He was seeking a variance to legally permit three decks and a hatchway that have been constructed within the required setbacks. Mr. Russo explained to the Board he misinterpreted the zoning regulations Attorney Cirillo noted for the record he could easily see how applicant misunderstood zoning regulations. Larry LaMothe questioned when applicant went before P & Z Board were decks part of P & Z approval. Applicant replied they were not, but found after the design of complex these amenities met buyers needs. Pat Gabrielli, spoke on behalf of her parents, Carmella & Nicholas Gabrielli owners of 51 County Walk Lane, their need for a deck as a back access of the condo. Gary Gage 61 County Walk Ln., spoke of his need for a hatchway door so he did not have carry storage through his unit and for safety reasons. ZEO Anderson recommended and stated for the record that the Board was in agreement if the situation arose in the complex again the applicant would have to go before ZBA for a variance and P & Z for Site Plan Approval. The applicant was in agreement. No further comments were made.

- 10-02 APPLICANT & PROPERTY OWNER: SHANNON M TORPEY; PROPERTY AFFECTED: 127 (AKA 91) COE AVENUE; ZONE: R-1; PROPOSAL TO REPLACE A 6' BY 7' CEMENT LANDING WITH A NEW 8' X 12' DECK AND STEPS. VARIANCES REQUIRED: SCHEDULE "B" LINE #11, MAXIMUM LOT COVERAGE AS % OF LOT AREA, FROM 25% TO 28.4%.

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ZBA

Shannon Torpey and Jonathan Cribin of 127 Coe Avenue addressed the Board on their behalf. They were seeking a variance to replace a cement landing with an 8 x 12ft. deck and steps with railing as the present 6 x 7 ft. cement entrance stoop is 24" high, is deteriorated, and has no safety railings. The required certified receipts were submitted to the Board. A favorable letter from neighbors was submitted on this application. (See Exhibit A) No further comments were made.

AT THIS TIME 7:45 P.M. VICE CHAIRMAN PORTO CALLED A TEN MINUTE RECESS.

MEETING RECONVENED

SEE VOTING:

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ZBA

10-01

GRANTED

Porto – yes
LaMothe –yes
DeSena – yes
Thomas – yes
Redente – yes

10-02

GRANTED

Porto – yes
LaMothe – yes
Desena – yes
Thomas - yes
Redente – yes

Donald Thomas made a motion to adjourn; seconded by Larry LaMothe. Motion carried unanimously.

Vice Chairman Porto adjourned the meeting at 8: P.M.

Respectfully submitted,

Rosalie DePalma
Clerk

