

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JUNE 18, 2009 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: FRED D’ALBERO
DONALD W THOMAS-ABSENT
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 Chairman Charles Lemons. Chairman Lemons 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 Larry LaMothe. Motion carried unanimously.

09-14 APPLICANT & PROPERTY OWNER: PHILIP & MELISSA MEAGHER;
PROPERTY AFFECTED: 34 HENRY STREET; ZONE: R-1; PROPOSAL
TO CONSTRUCT A DECK TO THE REAR AND SIDE OF THE
HOUSE. VARIANCE REQUIRED: SCHEDULE “B” LINE # 11,
MAXIMUM LOT COVERAGE AS A PERCENTAGE OF LOT AREA –
FROM 25% TO 33%.

Mr. & Mrs. Meager addressed the Board on their behalf. They were seeking a variance to construct a deck with a side walkway. The required certified receipts were submitted. Hardship: The first floor is 7 ft. above grade, to allow use of rear deck from home entrance a side walkway is needed on south side of structure increasing square footage. No further comments were made.

09-15 APPLICANT & PROPERTY OWNER: KIMBERLY COPPOLA;
PROPERTY AFFECTED: 284 SHORT BEACH ROAD; ZONE: R-2;
PROPOSAL TO RENOVATE EXISTING SINGLE-FAMILY HOUSE
AND CONSTRUCT AN ADDITION. VARIANCES REQUIRED:
SCHEDULE "B" LINE #7, MINIMUM SETBACK FROM STREET LINE
– FROM 25 FEET TO 14 FEET; SCHEDULE "B" LINE #11,
MAXIMUM LOT COVERAGE AS A PERCENTAGE OF LOT AREA-
FROM 25% TO 33%.

Mrs. Kimberly Coppola addressed the Board on her behalf. She was seeking a variance to elevate house to a 9 ft. ceiling and make a second floor, add onto kitchen and living room and replace existing deck. Mrs. Coppola submitted the required certified receipts and a letter from her adjacent neighbors in favor of this application. (See Exhibit A) Hardship: Family is growing and there is no possibility to expand on any other side of the house. Mr. LaMothe questioned if applicant was creating another kitchen, applicant replied she was not. No further comments were made.

09-16 APPLICANT: II BIN IM; PROPERTY OWNER: PAUL CHO; PROPERTY
AFFECTED 36 THOMPSON STREET; ZONE: CD; PROPSOAL TO
DEMOLISH AN EXISTING SINGLE-FAMILY HOME AND
CONSTRUCT A NEW TWO STORY MIXED-USE BUILDING WITH
TWO RETAIL STORES ON THE FIRST FLOOR AND TWO
APARTMENTS ON THE SECOND FLOOR. VARIANCES REQUIRED:
SCHEDULE "A" PERMITTED USES, TO ALLOW MIX OF USES;

SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY
LINES – FROM 20 FEET TO 0 FEET.

Chairman Lemons notified the Board this application had to be TABLED because the applicant had not posted signs and did not send out the required certified receipts to the adjacent property owners. No further comments were made.

AT THIS TIME 7:40 P.M CHAIRMAN LEMONS CALLED A TEN MINUTE
RECESS.

MEETING RECONVENED

SEE VOTING:

VOTING:

09-014

GRANTED

Lemons – yes

Porto – yes

Redente – yes

LaMothe – yes

DeSena - yes

09-015

GRANTED

Lemons – yes

Porto – yes

Redente – yes

LaMothe - yes

DeSena -yes

09-016

TABLED

Lemons – yes

Porto – yes

Redente – yes

LaMothe – yes

DeSena - yes

Larry LaMothe made a motion to adjourn the meeting; seconded by Vice Chairman Porto. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 7:45 P.M.

Respectively submitted,

Rosalie DePalma
Clerk