

**TOWN OF EAST HAVEN, CT  
MINUTES OF A REGULAR MEETING  
ZONING BOARD OF APPEALS  
NOVEMBER 18, 2010 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  
ROBERT SCHUMITZ-ABSENT

**MEMBERS PRESENT:** DAVE ANDERSON -ZEO  
JAMES CIRILLO-ATTORNEY-ABSENT  
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 Porto to accept the minutes of the previous meeting; seconded by Larry LaMothe. Motion carried unanimously.

10-21 APPLICANT & PROPERTY OWNER: MICHAEL A. MILLER, PROPERTY AFFECTED 616 MAIN STREET; ZONE: CC, CONSTRUCT A TWO CAR GARAGE ATTACHED TO AN EXISTING TWO FAMILY DWELLING. VARIANCE REQUIRED: SECTION 44.7 ENLARGEMENT OF A NONCONFORMING USE.

Michael Miller addressed the Board on his behalf. He was seeking to construct an attached two car garage to an existing two family for his tenants use and personal use. Mr. Miller submitted the required certified receipts to the Board. Hardship: two family home built prior to 1942 is now located in a commercial zone. The garage will ensure off street parking for all residents. Mr. DeSena questioned entrance of driveway to garage, applicant replied entrance would be on Lenox Street. ZEO Anderson noted location of garage was not a problem but because applicant was enlarging a non-conforming structure on property zoned commercial, but historically was residential thus he had to come before Board. No further comments were made.

10-22 APPLICANT & PROPERTY OWNER: DONALD RAVERT, PROPERTY AFFECTED 983 NORTH HIGH STREET; ZONE: R-3, INSTALL TWO GREENHOUSES ON THE PROPERTY TO ESTABLISH A COMMERCIAL NURSERY BUSINESS. VARIANCES REQUIRED: SCHEDULE "A", PERMITTED USES, USE #12, TO PERMIT A REDUCTION OF THE REQUIRED 50 SETBACK OF A GREENHOUSE FROM A STREET LINE OR PROPERTY LINE.

Mr. Donald Ravert 33 Rayham Road addressed the Board on his behalf. He was seeking to install two greenhouses 30 x 100 ft. on property, 25 ft. off property line. There would be one driveway in and out of property with parking for ten vehicles. The required certified receipts were submitted to the Board. Hardship: Due to a flood zone area on property, this is the only place to put greenhouses and they will be placed 25 ft. off property line not the required 50 ft. Mr. Redente questioned distance between greenhouses, applicant replied 8 to 10 ft. Vice Chairman Porto questioned height of greenhouses, applicant replied 13 ft. ZEO Anderson noted the greenhouses were a permitted use in a residential zone, applicant was before

this Board because a variance was needed. Patricia Lynch of 964 High Street, and Paul Arnold of 4 Raymond Court spoke with concerns of more traffic flow in the area. No further comments were made.

10-23 APPLICANT: AFFORDABLE CARPENTRY LLC; PROPERTY OWNER: ALICE CALANDRIELLO; PROPERTY AFFECTED: 215 FOXON ROAD; ZONE: R-3L CONSTRUCT A GROUND FLOOR ADDITION TO THE SIDE OF THE HOUSE. VARIANCES REQUIRED: SCHEDULE "B", GENEREAL BULK STANDARDS, LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 20 FEET TO 10 FEET.

Mr. Glen Morgan, owner of Affordable Carpentry, 35 Forest View Road, Northford, CT. addressed the Board on behalf of the applicants. He was seeking to install a first floor addition 16 x 23 ft. which would consist of a bedroom and handicap accessible bathroom. Mr. Morgan submitted the required certified receipts to the Board. Hardship: Due to the narrow shape of this pre-existing non-conforming lot, the 20 ft. setback requirement imposes a hardship by preventing the construction of the addition needed by the owner. This is the only location on the lot where it can be constructed. Mr. Morgan read into record a letter from the property owner, Alice Calandriello, (See Exhibit A) and a favorable letter on this application from neighbor, Rosanne Melillo (See Exhibit B) No further comments were made.

NO RECESS CALLED

SEE VOTING:

PAGE FOUR

ZBA

VOTING:

10-021

GRANTED

Lemons – yes

LaMothe - yes

Redente – yes

DeSena – yes

Porto – yes

10-022

GRANTED

Lemons – yes

Lamothe – yes

DeSena – yes

Redente – yes

Porto – yes

10-023

GRANTED

Lemons – yes

LaMothe – yes

DeSena – yes

Redente – yes

Porto – yes

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

Chairman Lemons adjourned the meeting at 8:00 P.M.

Respectfully submitted,

Rosalie DePalma

Clerk