

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BORD OF APPEALS
SEPTEMBER 16, 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-ABSENT
ROBERT SCHUMITZ-ABSENT

STAFF PRESENT:

DAVE ANDERSON –ZEO
JAMES CIRILLO-ATTORNEY-ABSENT
ROSALIE DEPALMA-CLERK

The meeting was called to order at 7:30P.M. by Chairman Charles Lemons who 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 Lawrence LaMothe. Motion carried unanimously.

10-18 APPLICANTS & PROPERTY OWNERS: MATHEW & ROBERT LIMONCELLI; PROPERTY AFFECTED: 34 TYLER STREET; ZONE: LI-3; CONVERT A PORTION OF THE INDUSTRIAL BUILDING INTO A RESIDENTIAL APARTMENT. VARIANCES REQUIRED: SCHEDULE "A", PERMITTED USES, TO ALLOW A RESIDENTIAL DWELLING UNIT IN THE LI-3 ZONING DISTRICT.

Mr. Mathew Limoncelli 245 Mansfield Grove Road and Mr. Robert Limoncelli 58 Mansfield Grove Road addressed the Board on their behalf. They were seeking to convert a portion of an industrial unit into a residential one two bedroom apartment. The required certified receipts were submitted to the Board. Hardship: Property is zoned industrial but borders residentially zoned property. Conversion of a portion of the industrial use on the property to a residential dwelling unit will be more compatible with the adjacent residences. No further comments were made.

10-19 APPLICANT: NEIL SAULINO; PROPERTY OWNER: MARIA SAULINO; PROPERTY AFFECTED: 280 FOXON ROAD; ZONE: CD; PERMISSION FOR A 20 FT. BY 60 FT. ACCESSORY OUTDOOR EATING AREA ADJACENT TO JOHN & MARIA'S PIZZERIA. VARIANCES REQUIRED: SECTION 34.5 (b).

Mr. Neil Saulino 280 Foxon Road addressed the Board on behalf of the applicant. He was seeking a variance to construct a 20 ft. by 60 ft. accessory outdoor eating area adjacent to the existing restaurant. Mr. Saulino submitted maps to each Board member. Mr. Redente established the concrete patio had already been poured without a permit. Mr. Saulino replied he did not realize a permit was needed because he was not doing any structural alterations to the building. Mr. Redente questioned if the patio would have a roof, the applicant replied it would not. Mr. Desena questioned seating, Mr. Saulino replied the patio would have ten tables. The required certified receipts were submitted to the Board. Hardship: Due to extremely long waits and customer requests for outdoor/additional seating

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area, a patio was put in place for an alternative eating area for customers. No further comments were made.

NO RECESS CALLED

SEE VOTING:

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VOTING:

10-18

GRANTED

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

10-19

GRANTED

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

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

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

Respectfully submitted,

Rosalie DePalma
Clerk