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TOWN OF EAST HAVEN  
**ZONING BOARD OF APPEALS**

**AMENDED AGENDA**

Regular Meeting

Thursday, June 17, 2021 At 7:00 p.m.

at the East Haven Senior Center, 91 Taylor Avenue

and Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To access and listen to the public portion of the meeting from a computer, tablet, or smartphone use the following link:

<https://us02web.zoom.us/j/83276732529?pwd=RnhkSUhQU2xvdnOvenhYSnhtTXhZdz09>

**Meeting ID:** 832 7673 2529  
**Meeting Passcode:** 745202

If you do not have internet access, you can DIAL IN using your phone:

**Dial In Number:** +1 646 558 8656 US (New York)

**TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:**

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders, and due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will not be permitted. The meeting will only be conducted via videoconference and conference call. unvaccinated persons should comply with all orders and guidelines applicable to them, including use of face coverings and social distancing when attending indoor public meetings. A videoconference link and conference call dial-in is provided below for those individuals who are unable to, or do not wish to, attend in person but would like to listen and/or participate in the meeting.

\*\*\*PLEASE NOTE: All meeting materials related to the agenda items which have been distributed to the Board will be posted on the Town's website at <https://www.townofeasthavenct.org/> (via the Agenda page for the Zoning Board of Appeals accessible through the "Minutes & Agendas" link on the website's homepage) and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. Members of the

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public who wish to submit materials relevant to the applications/public hearing are encouraged to do so no later than 12:00 PM on Wednesday, June 16, 2021 for distribution to the Board and posting on the Town's website.

## **AGENDA**

### **I. Roll Call and Pledge of Allegiance**

### **II. Review and Action on Prior Meeting Minutes**

1. Accept and approve the minutes of the May 20, 2021 regular meeting.

### **III. Public Hearings**

1. **Application No. 21-06 on behalf of Elien Olmos, 141 Highland Avenue.**  
East Haven, CT, Assessor's Map 490, Block 6122, Lot 018, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven zoning regulations to allow a 19' x 20' addition to a point 15 feet from the street line where 25 feet is required.
2. **Application No. 21-08 on behalf of Mia Marchitto, 48 Washington Avenue.**  
Assessor's Map 180, Block 2009, Lot 001, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations to allow for a 15 foot x 32 foot addition to a point 17 feet, 1.5 inches from the Landing Place street line where 20 feet is required and to a point 18 feet from the Washington Avenue street line where 25 feet is required.
3. **Application No. 21-09 on behalf of Claudio Encalada, 128 Hemingway Avenue.**  
Assessor's Map 190, Block 2015, Lot 011, R-1 District, requesting variances to sections 25.4 (Schedule B, Lines 7 and 9) and 44.7 of the East Haven Zoning Regulations to allow a 16 foot x 25 foot second story addition to a point 3 feet from a side property line where 10 feet is required.
4. **Application No. 21-10 on behalf of Silver Sand, LLC, 67 Minor Road.**  
Assessor's Map 010, Block 0306, Lot 009, R-3 District, requesting variances to sections 25.4 (Schedule B, Lines 7 and 9) and 44.7 of the East Haven Zoning Regulations to allow a 7.5 foot x 16 foot expansion of a porch to a point 23 feet from a street line where 25 feet is required, and 12 feet from a side property line where 20 feet is required. Also, to allow the increase of the building height within a side setback area.
5. **Application No. 21-11 on behalf of Anthony Verderame, 59 Charnes Drive.**  
Assessor's Map 540, Block 6728, Lot 005, R-4 District, requesting variances to sections 25.4 (Schedule B, Line 9) and 44.7 of the East Haven Zoning Regulations to allow a 14 foot x 26 foot second story addition over an existing garage to a point 13.5 feet from a side property line where 25 feet is required.

6. **Application No. 21-12 on behalf of Robert Mangino, 174 Beach Avenue.**  
Assessor's Map 020, Block 0107, Lot 005, R-3 District, requesting variances to sections 25.4 (Schedule B, Lines 7 and 9) and 44.7 of the East Haven Zoning Regulations to allow a 20 foot x 20 foot garage addition to a point 5 feet, 7 inches from the west side property line and 4 feet 10 inches from the east side property line each where 20 feet is required, and to a point 21 feet 10 inches from the street line where 25 feet is required. Also, to allow a 22 foot x 28 foot rear building expansion to a point 4 feet 5 inches from the east side property line and 8 feet 6 inches from the west side property line each where 20 feet is required. Also, to allow a small deck entrance to a point 6 feet 8 inches from the west side property line.
7. **Application No. 21-13 on behalf of Scott Modena, 19 Michael Street.**  
Assessor's Map 450, Block 5619, Lot 008, CB-2 District. An application requesting to allow an automobile repair garage and an automotive retail sales facility to not require the required number of off-street parking spaces.
8. **Application No. 21-14 on behalf of Scott Modena, 19 Michael Street.**  
Assessor's Map 450, Block 5619, Lot 008, CB-2 District, requesting a variance to Section 42 of the East Haven Zoning Regulations to locate an automobile repairer and dealership at 19 Michael Street.

#### **VI. Regular Meeting**

1. Discussion and possible decision on **Application No. 21-06 on behalf of Elien Olmos, 141 Highland Avenue.**
2. Discussion and possible decision on **Application No. 21-08 on behalf of Mia Marchitto, 48 Washington Avenue.**
3. Discussion and possible decision on **Application No. 21-09 on behalf of Claudio Encalada, 128 Hemingway Avenue.**
4. Discussion and possible decision on **Application No. 21-10 on behalf of Silver Sand, LLC, 67 Minor Road.**
5. Discussion and possible decision on **Application No. 21-11 on behalf of Anthony Verderame, 59 Charnes Drive.**
6. Discussion and possible decision on **Application No. 21-12 on behalf of Robert Mangino, 174 Beach Avenue.**
7. Discussion and possible decision on **Application No. 21-13 on behalf of Scott Modena, 19 Michael Street.**
8. Discussion and possible decision on **Application No. 21-14 on behalf of Scott Modena, 19 Michael Street.**

#### **9. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, July 15, 2021 at 7:00 PM.**