

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

**Regular Meeting**

Thursday, August 19, 2021 At 7:00 p.m.  
East Haven Senior Center, 91 Taylor Avenue

**AGENDA - Amended**

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

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

1. Accept and approve the minutes of the July 15, 2021 regular meeting.
2. Accept and approve the minutes of the July 29, 2021 special meeting.

**III. Public Hearings**

1. **Application No. 21-15 on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.** Assessor's Map 030, Block 0114, Lot 008, R-1 District, requesting variances to sections 25.4 and 25.4.3 of the East Haven Zoning Regulations to construct a new house to FEMA standards to an approximate height of 38' 9". Also, to a point 8 feet from the east side property line where 28 feet is required, and to a point 8 feet from the west side property line where 28 feet is required, and to a point 15 feet from the rear property line where 38 feet is required.
2. **Application No. 21-16 on behalf of Gerald Paprocki for Jean D'Albero, 577 Laurel Street.** Assessor's Map 330, Block 4318, Lot 003, R-2 District, requesting variances to sections 25.2, 25.4 (Schedule B, Line 9) and 25.5 of the East Haven Zoning Regulations to construct a new house on a lot that is smaller than the minimum lot size required for an R-2 zone. Also, to a point 21.5 feet from the street line where 25 feet is required. Also, to a point 9 feet from both side property lines where 20 feet is required. Also, to allow the proposed lot coverage to be 29.5% where 25% is the maximum lot coverage allowed.
3. **Application No. 21-17 on behalf of Gerald Paprocki for Jean D'Albero, 585 Laurel Street.** Assessor's Map 330, Block 4318, Lot 005, R-2 District, requesting variances to sections 25.2, 25.4 (Schedule B, Line 9) and 25.5 of the East Haven

Zoning Regulations to construct a new house on a lot that is smaller than the minimum lot size required for an R-2 zone. Also, to a point 21.5 feet from the street line where 25 feet is required. Also, to a point 9 feet from both side property lines where 20 feet is required. Also, to allow the proposed lot coverage to be 29.5% where 25% is the maximum lot coverage allowed.

4. **Application No. 21-20 on behalf of Antonio Contreras for Four Dreamers, LLC, 713 Laurel Street.** Assessor's Map 350, Block 4616, Lot 004, R-3 District, requesting variances to sections 25.4 (Schedule A, Lines 7 and 9) and 44.7 of the East Haven Zoning Regulations to construct a house addition to a point 17 feet from the street line where 25 feet is required, and to a point 9.5 feet from the northwest side property line where 20 feet is required.
5. **Application No. 21-21, a Coastal Area Management Site Plan Review on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.** An application to construct a new house to FEMA standards within a designated coastal area of Long Island Sound.
6. **Application No. 21-18 on behalf of Attorney Nick Mingione for Ralph Mauro, 8 Morgan Terrace.** An appeal of a Notice of Violation directed to a zoning violation at 8 Morgan Terrace.
7. **Application No. 21-19 on behalf of Attorney Nick Mingione for John Miessau, 5 Pequot Street.** An appeal of a decision by the Zoning Enforcement Officer to deny a zoning permit that proposed a new house on a lot that was nonconforming to Sections 25.2, 25.4, 25.4.3, 25.4.10.2, 25.5, 25.6 and 44.11.3 of the Zoning Regulations.

#### **IV. Deliberation Session**

1. Discussion and possible decision on **Application No. 21-15 on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.**
2. Discussion and possible decision on **Application No. 21-16 on behalf of Gerald Paprocki for Jean D'Albero, 577 Laurel Street.**
3. Discussion and possible decision on **Application No. 21-17 on behalf of Gerald Paprocki for Jean D'Albero, 585 Laurel Street.**
4. Discussion and possible decision on **Application No. 21-20 on behalf of Antonio Contreras for Four Dreamers, LLC, 713 Laurel Street.**
5. Discussion and possible decision on **Application No. 21-21, a Coastal Area Management Site Plan Review on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.**
6. Discussion and possible decision on **Application No. 21-18 on behalf of Attorney Nick Mingione for Ralph Mauro, 8 Morgan Terrace.**
7. Discussion and possible decision on **Application No. 21-19 on behalf of Attorney Nick Mingione for John Miessau, 5 Pequot Street.**

#### **V. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, September 23, 2021 at 7:00 PM.**