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EAST HAVEN, CONN

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

**Regular Meeting**

Thursday, November 18, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

**AGENDA**

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

**II. Election of Officers**

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

1. Accept and approve the minutes of the September 2, 2021 special meeting.
2. Accept and approve the minutes of the September 23, 2021 regular meeting.
3. Accept and approve the minutes of the October 21, 2021 regular meeting.
4. Accept and approve the minutes of the November 4, 2021 special meeting.

**IV. Public Hearings**

1. **Application No. 21-28 on behalf of Balmer Gonzalez, 3 Catherine Street**, East Haven, CT, Assessor's Map 020, Block 0213, Lot 008, R-1 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 rooftop deck over an existing part of a house to a point 4.4 feet from the south street line, and 9.5 feet from the west street line, each where 25 feet is required, and to a point 4 feet from the east side property line where 10 feet is required.
2. **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue**, East Haven, CT, Assessor's Map 060, Block 0407, Lot 017, PDD, requesting variances to sections 25.4 (Schedule B - Line 7), 25.4.13.3 and 25.4.13.6 of the East Haven Zoning Regulations to allow a swimming pool within a front yard where they are only allowed in rear yards. Also, to allow to a point 6 feet from the house foundation where 15 feet is required.
3. **Application No. 21-36 on behalf of John Cline, 157 Dodge Avenue**, East Haven, CT, Assessor's Map 180, Block 2011, 012, R-1 Zone, requesting variances to sections 25.4 and 25.5 (Schedule A, Lines 8, 9 and 11) of the East Haven

Zoning Regulations to add a 10' x 12' poultry enclosure to a detached garage that comes to a point 15 feet from the east side property line where 20 feet is required, 14 feet from the west side property line where 20 feet is required, and to a point 10 feet from the rear property line where 20 feet is required. Also, to allow for an increase to the existing lot coverage from 26.6% to 30.1% where 25% is the maximum lot coverage allowed.

4. **Application No. 21-39 on behalf of Glenn Morrison, 402 Main Street,** East Haven, CT, Assessor's Map 230, Block 2813, Lot 001, CB-1 Zone, requesting an approval of location to locate a motor vehicle repair garage at 402 Main Street.
5. **Application No. 21-34 on behalf of Robert and Robyn Piersielak, 270B Cosey Beach Avenue,** East Haven, CT, Assessor's Map 030, Block 0114, Lot 001, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 9), 25.4.3, 25.5 (Schedule B, Line 11), and 44.7 of the East Haven Zoning Regulations to add a 12' x 23' house addition off the rear of the house with a 12' x 23 deck off the addition to a point 7 feet from the west side property line where 22 feet is required and to a point 8 feet from the east side property line where 22 feet is required. Also, to allow the existing lot coverage to increase from 31.8% to 35.7% where 25% is the maximum lot coverage allowed.
6. **Application No. 21-30 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street,** East Haven, CT, Assessor's Map 010, Block 0104, Lot 027, R-3 District, requesting variances to Sections 25.4 (Schedule B – Lines 7 and 9), 25.2 (Schedule B – Lines 1, 2, 3 and 4) 25.4.3, 25.4.4, 25.5, 25.9 and 44.11.3 to construct a 38' 8" single family dwelling on a property that is less than 4,000 square feet in size, can't fit a 100-foot building square, is under the minimum size required for a dwelling unit and has 75 feet of lot frontage where 100 feet is required. Also, to allow the house to a point 6 feet from the west side property line where 38 feet is required, and 8 feet 3.5" from the east side property line where 38 feet is required, and 10 feet from the street line where 68 feet is required. Also, to allow a house to come to 29.3% lot coverage where 20% is the maximum lot coverage allowed.
7. **Application No. 21-31 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street,** East Haven, CT, Assessor's Map 010, Block 0104, Lot 027, R-3 District, requesting an approval of a Coastal Area Management Site Plan Review for a proposed single-family dwelling at 5 Pequot Street.
8. **Application No. 21-37 on behalf of 202 Cosey Beach, LLC for Michael Amato, 202 Cosey Beach Avenue,** East Haven, CT, Assessor's Map 030, Block 0115, Lot 009, R-1 Zone, requesting variances to Sections 25.4, 25.5 (Schedule A, Lines 9 and 11) and 44.7 to add a 6' x 7' elevator off the west side of the house to a point 6 feet from the side property line where 10 feet is required, and to increase the lot coverage from 37.8% to 38% where 25% is the maximum lot coverage allowed.
9. **Application No. 21- 38 on behalf of Todd and Terri Johnson, 200 Morgan Terrace,** East Haven, CT, Assessor's Map 010, Block 0102, Lot 005, R-3 Zone requesting variances to Sections 25.4, 25.5 (Schedule A, Lines 7 and 9) and 44.7 to

add an 8' x 12' house addition to a point 8.8' from the east side property line where 20 feet is required, and to a point 15.5' from the street line where 25 feet is required. Also, to increase the lot coverage from 63% to 66% where 20% is the maximum lot coverage allowed.

10. **Application No. 21-40 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue,** East Haven, CT, Assessor's Map 020, Block 0107, Lot 005, R-3 District, requesting variances to sections 25.4 (Schedule B, Lines 7 and 9), 25.4.3 and 44.7 of the East Haven Zoning Regulations to allow the replacement of an existing single-family dwelling with a new house at FEMA standards to an approximate height of 36.6 feet. The new house proposes a garage addition to a point 5.3 feet from the west side property line and 4.8' from the east side property line, each where 34 feet is required, and to a point 20.7' feet from the street line where 39 feet is required. Also, to allow a proposed 11' x 20' rear deck to a point 7.9 feet from the east side property line and 5.5' from the west side property line, each where 34 feet is required. Also, to allow an elevated deck to a point 7.1 feet from the west side property line, each where 34 feet is required.
11. **Application No. 21-41 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue,** East Haven, CT, Assessor's Map 020, Block 0107, Lot 005, R-3 District, requesting an approval of a Coastal Area Management Site Plan Review for a proposed single-family dwelling at 174 Beach Avenue.

## **V. Deliberation Session**

1. Discussion and possible decision on **Application No. 21-28 on behalf of Balmer Gonzalez, 3 Catherine Street.**
2. Discussion and possible decision on **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue.**
3. Discussion and possible decision on **Application No. 21-36 on behalf of John Cline, 157 Dodge Avenue.**
4. Discussion and possible decision on **Application No. 21-39 on behalf of Glenn Morrison, 402 Main Street.**
5. Discussion and possible decision on **Application No. 21-34 on behalf of Robert and Robyn Piersielak, 270B Cosey Beach Avenue.**
6. Discussion and possible decision on **Application No. 21-30 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street.**
7. Discussion and possible decision on **Application No. 21-31, a Coastal Area Management Site Plan Review on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street.**

8. Discussion and possible decision on **Application No. 21-37 on behalf of 202 Cosey Beach, LLC for Michael Amato, 202 Cosey Beach Avenue.**
9. Discussion and possible decision on **Application No. 21- 38 on behalf of Todd and Terri Johnson, 200 Morgan Terrace.**
10. Discussion and possible decision on **Application No. 21-40 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**
11. Discussion and possible decision on **Application No. 21-41, a Coastal Area Management Site Plan Review on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**

**VI. Approval of 2022 Meeting Schedule**

**VII. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, December 16, 2021 at 7:00 PM.**