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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Regular Meeting

Thursday, March 16, 2023 at 7:00 p.m.
East Haven Senior Center, 91 Taylor Avenue

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the December 15, 2022 special meeting.
2. Accept and approve the minutes of the January 19, 2023 special meeting.
3. Accept and approve the minutes of the February 16, 2023 regular meeting.

III. Election of Officers

IV. Public Hearings and Deliberation Sessions

- 1a. Application No. 22-27 - on behalf of Ron Johnson, 210B Cosey Beach Avenue, East Haven, CT, Assessor's Map 030, Block 0115, Lot 008, R-1 District.

Application Withdrawn

- 2a. Application No. 23-01 - on behalf of Ralph Mauriello, 60 First Avenue, East Haven, CT, Assessor's Map 030, Block 0319, Lot 016, R-1 District, requesting a variance to Section 44.7 of the East Haven Zoning Regulations to expand an existing accessory cottage on the property where only one single family dwelling is allowed.
- 2b. Discussion and possible decision on - on behalf of Ralph Mauriello, 60 First Avenue.
- 3a. Application No. 23-02 - on behalf of LandTech for Douglas Smith, 9 Ellis Road, East Haven, CT, Assessor's Map 020, Block 0010, Lot 023, R-3 District.

Application withdrawn

- 4a. **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**, East Haven, CT, Assessor's Map 010, Block 0103, Lot 026, R-3 District, a request to amend the terms of a Variance granted on December 18, 1986.
- 4b. Discussion and possible decision on **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**.
- 5a. **Application No. 23-04** - on behalf of **Ralph Mauro, 8 Morgan Terrace**, East Haven, CT, Assessor's Map 010, Block 0003, Lot 015, R-3 District, requesting variances to Sections 25.1 (Schedule B, Lines 7, 8, 9, and 11), 25.4, 25.4.3, 25.4.4 and 25.4.10.2 of the East Haven Zoning Regulations to construct a single-family dwelling on a lot where the proposed lot coverage is 20.6% where 20% is required, and where the house comes to a point 19', 3" from the street line where 38' is required, and to a point 5' from the east side property line where 24 feet is required, and to a point 14 feet from the west side property line where 24 feet is required, and to a point 30 feet from the rear property line where 34 feet is required. Also, to allow an existing patio to a point 4 feet from a side property line where 10 feet is required, and 6 feet from the street line where 75 feet is required.
- 5b. Discussion and possible decision on **Application No. 23-04** - on behalf of **Ralph Mauro, 8 Morgan Terrace**.
- 6a. **Application No. 23-05** - on behalf of **Ralph Mauro, 8 Morgan Terrace**, East Haven, CT, Assessor's Map 010, Block 0003, Lot 015, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling on a property within a coastal flood hazard area and within a coastal hazard area, and near beaches, dunes, intertidal flats, shorelands and coastal waters.
- 6b. Discussion and possible decision on **Application No. 23-05** (CAM)- on behalf of **Ralph Mauro, 8 Morgan Terrace**.
- 7a. **Application No. 23-06** - on behalf of **Robinson Aviation, 40 Thompson Avenue**, East Haven, CT, Assessor's Map 150, Block 1709, Lot 002, LI-3 District, requesting a variance to Section 44.7 of the East Haven Zoning Regulations to add a 20,000 gallon jet fuel tank to an existing fuel farm that is accessory to a non-conforming use.

Application will not be discussed tonight. Opening of public hearing set for April 20.

- 8a. **Application No. 23-07** – on behalf of **Leonard Fasano, Esq. for Lauren and David Biller, 174 Beach Avenue**, East Haven, CT, Assessor's Map 020, Block

0107, Lot 005, R-3 District, requesting an amendment to a previous Variance granted on January 20, 2022, and requesting an additional deck at the level of the third story.

- 8b. Discussion and possible decision - **Application No. 23-07** – on behalf of **Leonard Fasano, Esq. for Lauren and David Biller, 174 Beach Avenue.**
- 9a. **Application No. 23-08** - on behalf of **Leonard A. Fasano, Esq. for 356 Main Street, LLC., 356 Main Street**, East Haven, CT, Assessor's Map 200, Block 2713, Lot 001, CB-1 District, a request to approve the location for an automotive repairer and/or dealership business.
- 9b. Discussion and possible decision - **on behalf of Leonard A. Fasano, Esq. for 356 Main Street, LLC., 356 Main Street.**

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, April 20, 2023 at 7:00 PM.**