

Chris Batten

Town of East Haven

Zoning Board of Appeals

TOWN CLERK

Regular Meeting Minutes – March 17, 2022 - UNAPPROVED

I. Roll Call and Pledge of Allegiance

Ms. Mison stated the meeting started at 7:05.

Present for the meeting were regular members, Judy Mison - chair, John Wobensmith – vice-chair, David Gersz, Cindy Sparago, Kevin Coyle and alternate member, Bridget McCann. Ms. Mison stated the ZBA will deliberate after each application.

Also, in attendance were Planning and Zoning Administrator, Joseph Budrow, and Assistant Town Attorney, Jennifer Coppola.

The Pledge of Allegiance was recited.

Mr. Budrow shared that the applicant for 21-43 requested that their public hearing not be opened tonight.

II. Review and Action on Prior Meeting Minutes

With regard to the February 18 Special Meeting Minutes Mr. Gersz noted that his name was typed as "John." With regard to 5 Pequot Street, Ms. Sparago noted a typo where Mr. Meissau was asked if he wanted the Board to deliberate that night or in February, when it should have read "March."

MOTION: Mr. Wobensmith made a motion to approve the minutes as amended. Mr. Gersz seconded the motion. **All were in favor. Motion carried, 5-0.**

III. Public Hearings

Application No. 21-43 – 20A Maplevale Road. The applicant requested that the public hearing not be opened tonight.

MOTION: Mr. Wobensmith made a motion to continue the opening of the hearing for Application 21-43. Mr. Gersz seconded the motion. **All were in favor. Motion carried, 5-0.**

Application No. 22-01 – 49 High Street. Mr. Bobby Grewal spoke and described why he wants to convert the building back to a two-family house. He just bought the building in 2021 when it was vacant. He stated that there wasn't much done inside beyond some sheetrock and clean-up. It was a law office.

Ms. Sparago shared that there was no sign on the front of house as of the prior Monday morning. Mr. Grewal stated one had been put up. It was to be up 10 days prior to the hearing. Ms. Mison asked if the neighbors were notified. Mr. Budrow shared that the letters were mailed out on time.

Mr. Wobensmith read a description of the RA-1 District. He said the building looks like a two-family building. He questioned why a Use Variance was needed? Mr. Budrow share that two-family homes are not allowed in the Zone.

Attorney Coppola read Zoning Regulation 51.8.4 to the Board as it relates to findings regarding use variances. There was discussion on the meaning of those regulations.

There was more discussion on getting a sign up to notify passer-bys.

There was no public comment for or against.

MOTION: Ms. Sparago made a motion to continue the hearing for Application 22-01. Mr. Coyle seconded the motion. **All were in favor. Motion carried, 5-0.**

IV. Adjournment

MOTION: Mr. Wobensmith made a motion to adjourn the meeting. Mr. Gersz seconded the motion. All were in favor. **Motion carried, 5-0.**

Meeting ended at 7:21pm.

- Joseph Budrow
Zoning Enforcement Officer