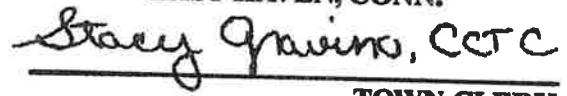


TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES – REGULAR MEETING
May 16, 2019 - 7:00 P.M. – EAST HAVEN SENIOR CENTER

The East Haven Zoning Board of Appeals Commission held its' Regular meeting at 7:00 pm on **Thursday, May 16, 2019** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

MEMBERS PRESENT: ROBERT FALCIGNO – CHAIRMAN
 JOE PORTO – VICE CHAIRMAN
 MICHAEL SMITH
 DONALD THOMAS
 JOSEPH PORTO
 DONALD THOMAS
 DAVID GERSZ

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TOWN CLERK

ALTERNATES PRESENT: VINCENT LETTIERI

STAFF PRESENT: ALFRED ZULLO – ATTORNEY
 ABSENT - CHRISTOPHER SOTO
 ZONING ENFORCEMENT OFFICER
 TEMPLE SMITH – CLERK

Chairman Falcigno called meeting to order at 7:00 p.m. Roll Call. A quorum was established.

Last months' minutes – Joe Porto makes a motion to approve. Donald Thomas seconds the motion. Roll Call Vote. All in Favor. Motion Carried.

19-25

APPLICANT: Ralph Mauro; Property Concerned: 8 Morgan Terrace, Zone R-3, Map 010, Block 0003, Lot 015 – *Construction of new FEMA compliant, 2 bedroom, single family home.*

VARIANCE: Sched B; Line 7: Street line setback 44' required; 17' proposed. Sched B; Line 8: Rear yard setback 49' required, 25' requested. Sched B; Line 9: Side line setback 39' required, 9' requested. Sched B; Line 11: Maximum lot coverage of 20% maximum, 30% requested. Sched B; Line 12: Maximum floor area ratio 0.40 maximum, 0.52 requested. § 25.4.4 Waiver of additional setbacks for narrow streets.

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Attorney Zullo states he discloses the board that he represents Mr. Mauro as his Attorney and recuses himself. Chris Soto stated in a written comment that “The coastal site plan review has not been finalized. .

Donald Thomas makes a motion to table 19-25 until the June 20, 2019 meeting. Joe Porto seconds the motion. Roll Call Vote. All in Favor. Motion Carried.

19-26

APPLICANT: Ron Hurlburt; Property Concerned: 6 First Avenue, Zone R-1, Map 030, Block 0219, Lot 016 – *Demo of existing structure to construct new FEMA compliant home in similar/same location, garage to remain.*

VARIANCE: Sched B; Line 7: Street line setback 25’ required; 7.5’ proposed for face of house extension, (11.7 existing-17.5 reduction variance) Reduction to 0’ for staircase (25’ reduction variance.) Sched B; Line 9: Rear yard setback 10’ required, 4.0’ requested where garage exists, second floor proposed. (6 foot reduction variance). § 25.4.3 Additional Setbacks: Additional side setback (north) due to ridge height of 35’-Increased side yard setback of 20’ reduced to 11.0- (9’ reduction variance). Additional street line setback due to ridge height of 35’- Increased street setback of 35’ reduced to 18.5’ – (16.5’ reduction variance).

Bob Falcigno opens the public hearing.

Ron Hurlburt representing 6 First Avenue– property was devastated by hurricane Irene and Sandy. Michael Smith asks if the foot print of the house will change. Ron Hurlburt states slightly. Ron hands out plans of original house and future house to the board for review. The intent is to replicate the same house in addition to the FEMA lifting of the house. The overlay of the building will be in the same position. We cannot save the structure of the garage so it will now be under the house. We have to raise the first floor by 7 feet. Per FEMA we have to be above the wave action zone. We have met with the neighbors and notified them as well all has been handed in. Ron hands to clerk another approval letter (Evidence 1) from Thomas and Darlene Picagli. Ron also hands in a copy of a map from 1893 (Evidence 2) . In closing we feel we have a good application with the plans, improvement of the property and this property coming back on the tax rolls as well as an improvement to the neighborhood. Skip Thomas states that the previous chairman set some guidelines many years ago as we really try to stick to 40 feet in height, Ron States we are only at 35 high. Skip agrees.

In Favor: Darlene Picagzi – 10 First Avenue – I hope you will consider their application and this property has been in despair for many years. They (the new owners) have met with us and went through what they want to do and in keeping with the neighborhood and hope you will approve their application.

Nello Morlabito – 56 Cosey Beach Avenue – I am thrilled to have Santos’ build the type of house. I was always afraid who was going to do what? But I am overly pleased with what they are doing over there.

Opposed: None

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Atty. Zullo states that the code of ordinances has adopted the FEMA regulation that any property in the flood area has to be risen. So the record should reflect that the hardship should be part of that.

Chris Soto states in writing the following; “ After speaking with John Gaucher at DEEP, he informs me that the application (with a modification to the garage slab and structure) is consistent with NFIP and relevant coastal management principles.

- The Coastal Site Plan application should be approved with the condition that:
A barrier/fence to prevent construction debris from being blown into Long Island Sound be erected. The barrier is to be located landward of the Coastal Jurisdiction Line (CJL).

Ron states that we have been in contact with D.E.E.P – they are concerned that construction material does not enter the water way. Ron hands the clerk email correspondence regarding for the conditions set forth (Evidence 3)

Bob Falcigno closes the public hearing.

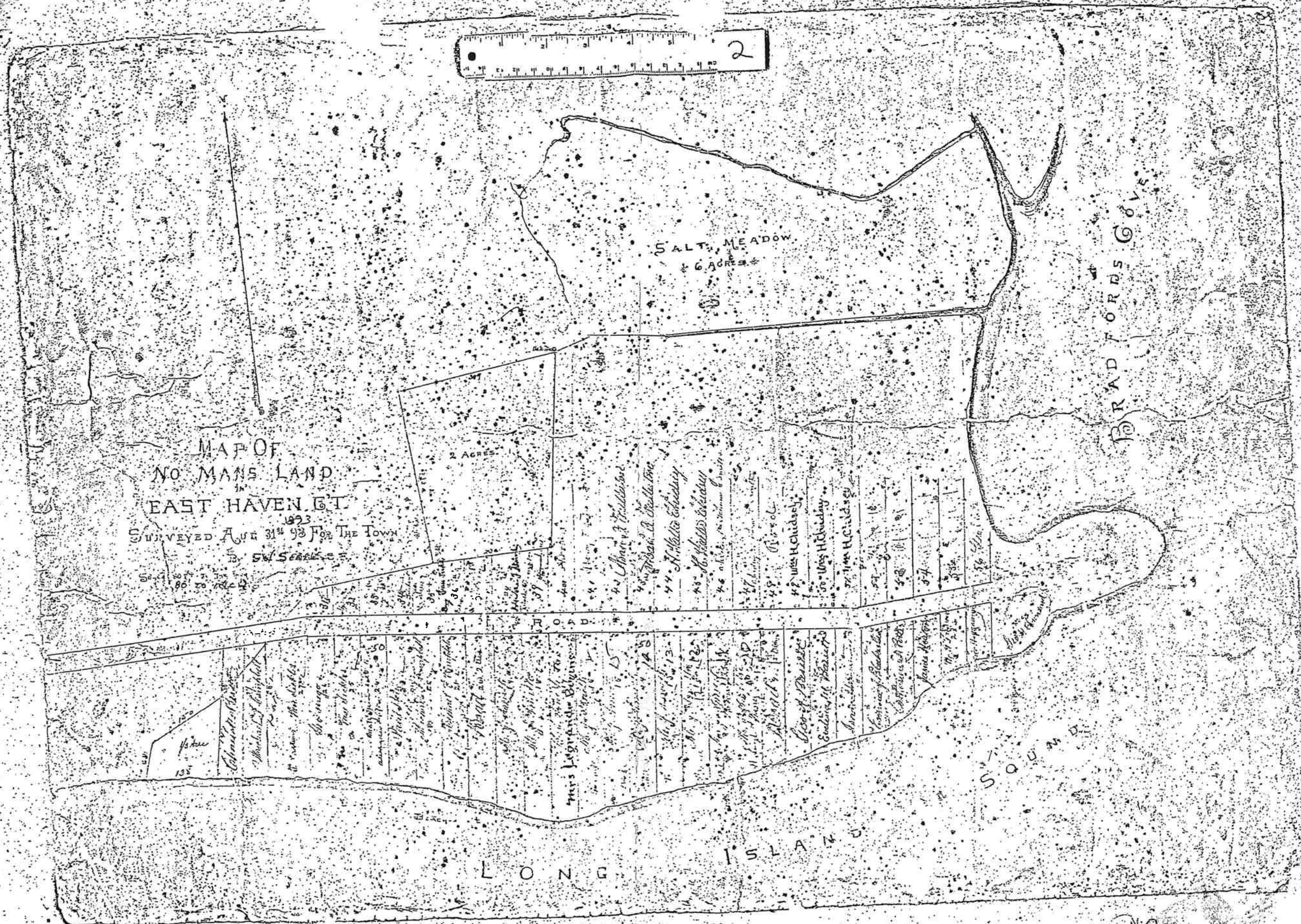
Skip Thomas makes a motion to approve the application with the stated conditions by the Z.E.O. Joe Porto seconds the motion. Roll Call Vote. All in Favor. Motion Carried.

Michael Smith makes a motion at 7:25 p.m. to close the meeting. Skip Thomas seconds the motion. All in Favor. Motion Carried.

Respectfully Submitted,

Temple Smith
ZBA Clerk

Evidence 2
5/16/19 - NTG 19-216



#2
EHTCO #2

Evidence 1
5/16/19 mtg
19-26

5/11/19

Planning and Zoning Department
Town of East Haven
East Haven, CT 06512

Dear Board members,

As an abutting property owner to Santosh and Shilpa Sanganalmath at 6 First Avenue, East Haven, CT, we have reviewed the house plans for the new construction and variance details for the above address and we are in favor of this new construction and we support his application without any reservations. Should you have any questions, please reach-out to us.

Sincerely,


Thomas and Darlene Picagli
10 First Avenue, East Haven CT 06512



6 1st Ave, Sanganalmath CSPR (ZBA)

Evidence 3
5/14/19 mtg -
19-26

From: Gaucher, John (John.Gaucher@ct.gov)

To: Eh.zoning@gmail.com

Cc: eh.kwhite@gmail.com; sanganalmath@yahoo.com; ronhurlburt@sbcglobal.net; Diane.Ifkovic@ct.gov

Date: Wednesday, May 15, 2019, 10:05 AM EDT

Mr. Soto,

We have reviewed the above-referenced proposal to construct a new single-family residence in a FEMA-designated VE-zone on a beach at the above-referenced site. Since the proposal does not include a foundation with spread footings or grade beams which typically require significant excavation, there is no need to manage the reuse or disposal of excavated sand/earth either onsite or offsite.

The original plan proposed to reuse the existing concrete garage foundation. However, the foundation was determined to be non-compliant with the National Flood Insurance Program (NFIP) standards for construction in a VE-zone. The applicant modified the plan by removing the garage foundation and replacing it with an NFIP-compliant frangible concrete slab for the garage parking. The modifications rendered the proposal consistent with the NFIP and the relevant coastal management which is:

"to manage coastal hazard areas so as to ensure that development proceeds in such a manner that hazards to life and property are minimized" [CGS Sec. 22a-92(b)(2)(F)]

Additionally, we spoke to the applicant regarding adding a barrier fence to prevent construction debris from being blown into Long Island Sound. The fencing/barrier would also act to define the limits of work and should be located landward of the CJL. Accordingly, we recommend that any CSPR approval include a condition that requires appropriate fencing to minimize the movement of construction debris into Long Island Sound.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst III
Land & Water Resources Division
Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106

Phone 860.424.3660
fax 860.424.4054