TOWN OF EAST HAVEN, CT

ZONING BOARD OF APPEALS

MINUTES – REGULAR MEETING

October 17, 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, October 17, 2019** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

MEMBERS PRESENT: ROBERT FALCIGNO – CHAIRMAN - ABSENT

JOE PORTO – VICE CHAIRMAN - ABSENT

MICHAEL SMITH

DONALD THOMAS

DAVID GERSZ

ALTERNATES PRESENT:

VINCENT LETTIERI

STAFF PRESENT: ALFRED ZULLO – ATTORNEY

CHRISTOPHER SOTO - ZONING ENFORCEMENT OFFICER

TEMPLE SMITH – CLERK

Michael Smith makes a motion to appoint a temporary chair and nominated Donald Thomas. David Gersz seconds. Roll Call Vote – All in Favor. Motion Carried.

Michael Smith makes a motion to appoint Vincent Lettieri as a regular chair for this evening meeting. David Gersz seconds. Roll Call Vote – All in Favor. Motion Carried.

Donald Thomas call the meeting to order at 7:10 p.m.

Michael Smith makes a motion to add 19-42 to the agenda this evening. David Gersz seconds. Roll Call Vote. All in Favor. Motion Carried.

Michael Smith makes a motion to approve the minutes from the September meeting. David Gersz seconds. Roll Call Vote. All in Favor. Motion Carried.

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**APPEAL HEARING 19-31**

**APPELLANT:** Nick Mingione; Property Concerned: 198 Beach Avenue; *(Zoning permit)*

Chris Soto stated that this appeal has run out of time to keep the public hearing open at this time.

In Favor – None

Opposed – None

Michael Smith motions to deny the appeal. David Gersz seconds.

Roll Call Vote;

Donald Thomas – Deny

Michael Smith – Deny

David Gersz – Deny

Vincent Lettieri - Deny

Motion Carried.

**19-38**

**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.*

**VARIANCES:** Sched B; Line 7: Street line setback 26.6’ required; 17’ proposed. Sched B; Line 8: Rear yard setback 31.6’ required, 25’ requested. Sched B; Line 9: Side line setback 21.6’ required, 5’ requested. Line 9: Side line setback 21.6’ required, 13’ requested. Sched B; Line 11: Maximum lot coverage of 20% allowed, 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.

**COASTAL AREA MANAGEMENT APPLICATION:** Review & Possible approval of Coastal Site Plan.

The applicants attorney asked to table the item and would like an extension. Michael Smith made a motion to table 19-31 to November 21, 2019. David Gersz seconded the motion. Roll Call Vote. All in Favor. Motion Carried.

**19-40**

**APPLICANT:** Joseph R. Lucarelli; Property Concerned: 91 Pleasant Ave., Zone R-3, Map 460, Block 5628, Lot 003 *– Legalize encroachment, and enlargement of a non-conformity.*

**VARIANCES:** Sched B; Line 7: Front setback 25’ required; 24’ 1” requested. Sched B; Line 9: Side yard setback 20’ required; 19’ 4” requested. § 44.7 Enlargement of a non-conformity.

In Favor – None

Opposed – None

Vincent Lettieri made a motion to approve. Michael Smith seconded the motion. Roll Call Vote. All in Favor. Motion Carried.

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**APPEAL HEARING 19-42**

**APPELLANT**: Donna Caponera; Property Concerned: 18 Edgemere Road; (Illegal Dwelling Unit)

The client asked to continue this hearing.

Michael Smith made a motion to continue to the November 21, 2019 hearing. David Gersz seconded the motion. Roll Call Vote. All in Favor. Motion Carried.

Donald Thomas made a motion to adjourn the meeting at 7:35 p.m. Michael Smith seconded the motion. All in Favor. Motion Carried.

Respectfully Submitted;

Temple Smith

ZBA Clerk