TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting

Thursday, October 20, 2022 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 June 16, 2022 regular meeting
2. Accept and approve the minutes of the August 25, 2022 regular meeting.
3. Accept and approve the minutes of the September 8, 2022 special meeting.
4. Accept and approve the minutes of the September 15, 2022 regular meeting.

III. Public Hearings and Deliberation Sessions

1a. Application No. 22-11 – on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road, East Haven, CT, Assessor’s Map 010, Block 0206, Lot 002, R-3 District, requesting variances to Sections 4.26.1, 4.26.5, 25.2, 25.3, 25.4, 25.4.3, 25.4.4, 25.10b, Schedule B, Lines 3, 8 and 9 of the East Haven Zoning Regulations to be able to build on a lot where a conforming minimum square, exclusive of wetlands, cannot fit, and to locate a single-family dwelling to a point 20 feet from a side property line where 48 feet is required, and to a point 48 feet from a rear property line where 58 feet is required, and to a point 10 feet from tidal wetlands where 25 feet is required. Also, to locate a deck to a point 9’ 4” from a side property line where 48 feet is required, and to a point 36’ 2” from a rear property line where 58 feet is required, and to a point 17 feet from tidal wetlands where 25 feet is required. (Not being heard tonight.)

1b. Discussion and possible decision on Application No. 22-11 - on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road.

2a. Application No. 22-13 - on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road, East Haven, CT, Assessor’s Map 010, Block 0206, Lot 002, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling within a flood zone and near beaches and tidal wetlands.
2b. Discussion and possible decision on Application No. 22-13 - on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road.

3a. Application No. 22-14 - on behalf of Maggie Fletcher, 8 Hilton Avenue, East Haven, CT, Assessor’s Map 110, Block 1124, Lot 005, R-1 District, requesting variances to Sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations to be able to raise an existing roofline of a house that is 10.7 feet from the street line to a height of 17 feet, 10 inches, and an open front porch that is 5 feet from the street line to a height of 12 feet, each within the 25’ front yard setback area.

3b. Discussion and possible decision on Application No. 22-14 - on behalf of Maggie Fletcher, 8 Hilton Avenue.

4a. Application No. 22-19 – on behalf of Ronique and Kacey Wright, and Thomas Dorett, 21 Wood Terrace, East Haven, CT, Assessor’s Map 580, Block 6831, Lot 004, R-4 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4.10.2, 25.4.13.3 and 25.4.13.6 of the East Haven Zoning Regulations to be able to locate a 12’ x 23’ above-ground pool to a point 8 feet from a side property line where 15 feet is required, 6 feet from the house foundation where 15 feet is required, and to a point 57 feet from a street line where 75 feet is required. Also, to allow a deck to a point 2 feet from a side property line where 25 feet is required.

*** This request has been revised. The swimming pool has been eliminated, and the deck has been reduced to a rectangular 20’ x 25’ structure to a point 5 feet from the same side property line.

4b. Discussion and possible decision on Application No. 22-19 – on behalf of Ronique and Kacey Wright, and Thomas Dorett, 21 Wood Terrace.

5a. Application No. 22-20 - on behalf of Jeff Wilhite for Silver Sand, LLC., 67 Minor Road, East Haven, CT, Assessor’s Map 010, Block 0306, Lot 009, R-3 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7 of the East Haven Zoning Regulations to be able to keep an already-built dormer that is to a point 8 feet from a side property line where 20 feet is required and to a point 22 feet from the street line where 27.5 feet is required.

5b. Discussion and possible decision on Application No. 22-20 - on behalf of Jeff Wilhite for Silver Sand, LLC.

IV. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: Thursday, November 17, 2022 at 7:00 PM.