

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JANUARY 17, 2013 7:30 P.M. EAST HAVEN SENIOR CENTER**

MEMBERS PRESENT: CHARLES LEMONS – CHAIRMAN
JOSEPH PORTO – VICE CHAIRMAN
ANTHONY REDENTE
ROBERT FALCIGNO
PAUL BEISLER

ALTERNATES PRESENT: DONALD THOMAS
MICHAEL ENDERS
RONALD VESTUTI

MEMBERS PRESENT FRANK BIANCUR-ZEO
AL ZULLO- ATTORNEY
ROSALIE DEPALMA - CLERK

The meeting was called to order at 7:30 P.M. by Charles Lemons who then explained the procedure of the Board to the audience. A motion was made by Robert Falcigno to accept the minutes of the previous meeting; seconded by Vice Chairman Porto. Motion carried unanimously.

13-01 APPLICANT & PROPERTY OWNER: Mark & Alyssa Pethick, PROPERTY AFFECTED, 62 Morgan Avenue; Map 010, Block 0105, Lot 005, Zone R-3

Proposal to raise existing structure so that finished floor elevation is 12 feet above mean sea level. Add rear shed dormer and rebuild front existing gable dormer. Also replace rear deck and stairs.

VARIANCE: *Schedule 'B' General Bulk Standards, Line #7 Reduction of minimum setback from street line from required 25 feet (17 feet existing) to 13.25 feet (reduction of 12.75 feet in street line setback)*

Section 25 Schedule "B" Line #11 Maximum lot coverage, currently is 30% where 20% is required and applicant is asking for 31% (!% increase in lot coverage)

Section 25 Schedule "B" Line #9 side property setbacks, on East side of house in the Front setback would be 9' 7" (10' 5" reduction) where 20 feet is required and in back of house on east side would be 11' 8" (8' 4" reduction) where 20 is required and the back stairs on the east side would be 8' 3" (11' 8" reduction) where 20 is required. On the west side of the house in the bump out bay window would be 5' 11" where 20 is required (16' 1" reduction) and back of house would 5' 11" where 20 is required which would be a (reduction of 14' 1")

***NOTE: 62 Morgan Avenue was damaged in both Hurricane Irene and in Hurricane Sandy. These variances are all due the two storms**

The Board was in agreement to TABLE this application 13-01 as no applicant was present for this application. No further comments were made.

13-02 APPLICANT & PROPERTY OWNER: Stephen Roberts and Alfred L. Bishop; PROPERTY AFFECTED: 192 Thompson Street; Map 500, Block, 6227, Lot, 010: Zone R-3

Proposal for the construction of a 2 car detached garage to be constructed by a pre- built manufacturer on east side of house.

VARIANCE: Schedule 'B' General Bulk Standards Line # 9 setback from side property lines where 20 feet is required the garage would be 13 feet, applicant is asking for a 7 ft reduction in side yard setbacks.

***Note: House is historic and only place to put the garage would be on east side of house so as not to disturb an 18th century well or to impact the Maloney Brook.**

Stephen Roberts 192 Thompson Street addressed the Board. He was seeking the aforementioned variances to construct a two car detached garage. The required certified receipts were submitted to the Board. Hardship: House is historic and the only place to put the garage would be on east side of house so as not to disturb the 18th century well or to impact the Maloney Brook. Mr. Falcigno questioned there was no number on house or posting of the variance. Mr. Roberts replied there was a number on the house and ZEO Biancur noted the posting of the variance was an administrative error. No further comments were made.

13-03 APPLICANT & PROPERTY OWNER: Martin Hallier Jr.; PROPERTY AFFECTED: 104 Frontage Road; Map 260, Block, 3210, Lot 001; Zone CC

Proposal for development of the property to include a convenience store, a coffee shop, and retail sale of gasoline.

VARIANCE: Schedule 'A' Permitted Uses; Line 40 reduction of 1080 feet to 420 feet for separation of gas pumps on another parcel. Schedule 'B' Line #7 Street setback reduction from 25 feet to 0 feet for the proposed canopy and from 25 feet to 9 feet for proposed pump island.

***NOTE: Street line is highway line of route 1 which stops back further than adjacent parcels.**

ZEO Biancur addressed the Board stating this application would have to be WITHDRAWN. He informed the Board applicant was before the Board in April 2012 and regulations state applicant must wait one year to reapply. No further comments were made.

PAGE FOUR

ZBA

13-04 **APPLICANT & PROPERTY OWNER:** Sergio Mangione; **PROPERTY AFFECTED:** 33 Ellis Road; Map020, Block, 0110, Lot 026: Zone R-3

Proposal to construct a new home, old house was completely destroyed by hurricane Sandy. Lot is legal non- conforming.

VARIANCE: Section 25, Schedule 'B', Line #7 reduction of 18 ft on the street line setbacks where 25 is required, setback off street line would be 7 feet. Schedule 'B' Line #9 side yard setbacks, on west side reduction of 10 feet where 20 feet is required, and on north side reduction of 15 feet to a 5 foot setback where 20 is required. Section 25.4.3 Additional Set-backs; increase of 9 feet in height where 30 feet is allowed.

***NOTE:** House is being raised to FEMA standards and that is the reason for the height. Also house can't be moved back from original placement due to the proximity of Caroline Creek.

ZEO Biancur addressed the Board requesting they TABLE this application 13-04 awaiting C.A.M. report. The Board was in agreement. No further comments were made.

NO RECESS CALLED

SEE VOTING

PAGE FIVE

ZBA

VOTING:

13-01

TABLED

Lemons – yes
Beisler – yes
Falcigno – yes
Redente – yes
Porto - yes

13-02

GRANTED

Lemons – yes
Beisler – yes
Falcigno – yes
Redente – yes
Porto – yes

13-03

WITHDRAWN

13-04

TABLED

Lemons – yes
Beisler – yes
Falcigno – yes
Redente – yes
Porto - yes

PAGE SIX

ZBA

Robert Falcigno made a motion to adjourn; seconded by Vice President Porto. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 7:50 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk

