

**TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING
September 17, 2015 7:00 P.M. EAST HAVEN SENIOR CENTER**

MEMBERS PRESENT: ROBERT FALCIGNO-CHAIRMAN
GEORGE HENNESSEY-VICE CHAIRMAN
BEN GIAQUINTO
CHARLES LANG-ABSENT
JOSEPH PORTO

ALTERNATES PRESENT: DONALD THOMAS
RONALD VESTUTI-ABSENT

STAFF PRESENT: CHRISTOPHER SOTO - ZEO
ALFRED ZULLO-ATTORNEY
ROSALIE DEPALMA-CLERK

Chairman Falcigno addressed the audience and informed them that he had to excuse himself from the Board as he was now a temporary employee of the Town and this prohibited him to sit or vote on the Board. Vice Chairman Hennessey called the meeting to order at 7:00 P.M. and explained the procedure of the Board to the audience and seated alternate, Donald Thomas, to the Board in order to have a quorum. Joseph Porto made a motion to accept the minutes of the previous meeting; second by Ben Giaquinto. Motion carried unanimously.

Chairman Falcigno opened the Public Hearing on an appeal from Nicki Whitehead on 60 Brown Road and read into record Notice of Public Appeal. (On file in the ZEO office) A motion was made by Ben Giaquinto to open and accept the notice of Public Hearing on appeal of 60 Brown

Road, second by Donald Thomas. Motion carried unanimously. Chairman Falcigno read into record a letter from Ms. Whitehead on file in ZEO office dated September 17th, 2015 requesting the Board table this appeal until the next scheduled meeting. Donald Thomas made a motion to table and continue this Public Hearing until the next scheduled ZBA meeting, second by Joseph Porto. Motion carried unanimously. A motion was made by Ben Giaquinto to close the Public Hearing, second by Donald Thomas. Motion carried unanimously.

Vice Chairman Hennessey closed the Public Hearing.

15-20

APPLICANT & PROPERTY OWNER: Laurie Toth; Property Affected: 43 First Avenue; Zone R-1, Map 030, Block 0319, Lot 024

Add an elevated platform (above flood level) to the side of the house for a central air condenser unit. House is currently under construction to elevate above flood level.

VARIANCE: Schedule B, Line 9 Side yard setback: 9.5 foot north side variance.

Laurie Toth addressed the Board on her behalf. She was seeking a variance to add a platform above flood level the side of her house for a central sir condenser unit. He house is currently under construction to elevate above flood level. The required certified receipts were submitted to the Board. Attorney Zullo requested the applicant amend her application as no hardship was noted. Donald Thomas made a motion to accept amended application. Hardship: Pre-existing non-conforming lot, second by Joseph Porto. Motion carried unanimously. No further comments were made.

15-21

APPLICANT & PROPERTY OWNER: Bart & Rose Miranda (Owner)/ John Delafield (Applicant); Property Affected: 185 Foxon Boulevard; Zone R-1, Map 490, Block 6121, Lot 015

Temporary placement of 12'x40' mobile home for family to live in while water damaged house is repaired.

VARIANCE: Temporary relief of Regulation 24.2.1: The use or occupancy of a trailer or tent as a dwelling is prohibited.

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John Delafield of Mobile Homes by Delafield LLC, 840 South Main Street, Beacon Falls, CT 06403 addressed the Board on behalf of the applicant. He was seeking a variance for the temporary placement of a 12' x 40' mobile home for the family to live in as a pipe broke and flooded the house and caused water and mold damage. The required certified receipts were submitted. Hardship: Homeowner has nowhere to live and house is uninhabitable. Donald Thomas questioned how long the mobile home would be needed, Mr. Delafield responded six to nine months. After a brief discussion by the Board they agreed to impose a condition on this variance. See voting. Sal Cascagno 196 Foxon Blvd, and Ronald Paolillo 198 Foxon Blvd were in favor of this application. No further comments were made.

NO RECESS CALLED

SEE VOTING

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VOTING:

Appeal

Property 60 Brown Road

Appellate: Nicki Whitehead

TABLED

15-20

GRANTED - Donald Thomas made a motion to approve application 15-20, second by Joseph Porto. Motion carried Unanimously.

Hennessey – yes

Thomas – yes

Giaquinto – yes

Porto – yes

15-21

GRANTED WITH CONDITION – Donald Thomas made a motion to accept application 15-21 with condition. The condition: Trailer is to be removed in six months, however, the fee would be waived if an extension is required and the extension should come before the Board, second by Ben Giaquinto. Motion carried unanimously.

Hennessey – yes with condition

Thomas – yes with condition

Giaquinto – yes with condition

Porto – yes with condition

Donald Thomas made a motion to adjourn; second by Ben Giaquinto. Motion carried unanimously.

Vice Chairman Hennessey adjourned the meeting at 7:35 P.M.

Respectfully submitted,

Rosalie DePalma

Clerk

VOTING:

