

TOWN OF EAST HAVEN, CT  
ZONING BOARD OF APPEALS  
MINUTES OF A REGULAR MEETING  
April 21, 2016 7:00 P.M. EAST HAVEN SENIOR CENTER

MEMBERS PRESENT: ROBERT FALCIGNO-CHAIRMAN  
GEORGE HENNESSEY-VICE CHAIRMAN  
DONALD THOMAS  
CHARLES LANG  
JOSEPH PORTO

ALTERNATES PRESENT:

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

Chairman Falcigno called the meeting to order at 7:00 P .M. and explained the procedure of the Board to the audience. A motion was made by Donald Thomas to accept the minutes of the previous meeting; second by Charles Lang. Motion carried unanimously.

**APPEAL**

**APPLICANT & PROPERTY OWNER:** Mr. & Mrs. Donald DiPalma; Property Affected: 84 Caroline Road; Zone R-3, Map 020, Block 0108, Lot 006

*Appeal of Zoning Violation Order dated March 1, 2016. - Accept for review and set Public Hearing*

Chairman Falcigno accepted and approved the aforementioned appeal for review and set the next Public Hearing to the next scheduled meeting May 19, 2016.

**APPEAL**

**APPLICANT & PROPERTY OWNER:** Mr. Edmund Dellavalle; Property Affected: 80 Caroline Road; Zone R-3, Map 020, Block 0108, Lot 007

*Appeal of Zoning Violation Order dated March 11, 2016. - Accept for review and set Public Hearing*

Chairman Falcigno accepted and approved the aforementioned appeal for review and set the next Public Hearing to the next scheduled meeting May 19, 2016.

**16-12**

**APPLICANT & PROPERTY OWNER:** State of Connecticut Department of Transportation/ Turnpike Enterprises, LLC; Property Affected: 81 Frontage Road; Zone CC, Map 260, Block 3211, Lot 003

*New One Story convenience store & gas station.*

**VARIANCE:** Schedule B, Line 9 - Side Yard Setback - 10ft required, 5.32ft exists on front west corner of proposed structure, 4.68ft of relief requested.

Attorney Richard Fennelly, 8 Frontage Road, East Haven, CT and Attorney Richard Carella 203 Main Street, Middletown, Ct 06457 addressed the Board on behalf of the applicant. Vice Chairman Hennessey recused himself due to conflict of interest. They were seeking a variance to build a new one-story convenience store and gas station.in an allowed use zone. The required certified receipts were submitted to the Board. Hardship: The configuration of the lot on Frontage Road, and entrance to Plaza, and size of lot, require setback variances. Chairman

Falcigno made a motion to approve and accept variance, second by Charles Lang. Motion carried unanimously. No further comments were made.

**16-13**

**APPLICANT & PROPERTY OWNER:** Rose Nelson; Property Affected: 28 Willow Road; Zone R-2, Map 360, Block 4526, Lot 005

*Install 15x30 oval pool 6ft from property line.*

**VARIANCE:** Schedule B, Line 9 - Side Yard Setback - 15ft required, 6ft exists , 9ft of relief requested.

Rose Nelson addressed the Board on her behalf. She was seeking a variance to install an oval pool 6 ft. from property line. The required certified receipts were submitted to the Board.. Hardship: Back of property fills and holds water for extended period of time, making the land unsuitable for the pool. Donald Thomas made a motion to accept and approve variance, second by Joseph Porto. Motion carried. No further comments were made.

**16-14**

**APPLICANT & PROPERTY OWNER:** 167 Coe Ave, LLC/ Michael Perrelli; Property Affected: 159 Coe Avenue; Zone R-1, Map 070, Block 0616, Lot 006

*Build a single family home.*

**VARIANCE:** Schedule B - Line 1 - Lot Size: 7,200sqft required, 5,000sqft exist, 2,200sqft of relief requested; Line 11 - Lot Coverage: 25% allowed, 30% will exist after construction, 5% of relief requested.

Michael Perrelli addressed the Board on his behalf. He was seeking the aforementioned variances to build a single family home. Attorney Zullo recused himself due to conflict of interest. Mr. Perrelli submitted. copies of the sewer assessments to the Board on this property. (On file in the Zoning Office) Donald Thomas made a motion to accept and approve variance, second by Joseph Porto. Motion Carried. Hardship: Pre-existing non-conforming lot. No further comments were made.

NO RESCESS  
SEE VOTING

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ZBA

VOTING:

Appeal: East Haven High LLC  
101 High Street Notice of  
Violation dated December 18, 2015  
Un-permitted Boarding House located  
on property.

WITHDRAWN

Appeal Mr. & Mrs. Donald DiPalma  
84 Caroline Road. Zoning Violation  
Dated March 1, 2016

SET PUBLIC HEARING MAY 19, 2016

Appeal Mr. Edmund Dellavalle  
80 Caroline Road Zoning Violation  
Dated March 11, 2016

SET PUBLIC HEARING MAY 19, 2016

16-12

GRANTED

Falcigno – yes  
Thomas – yes  
Lang – yes  
Porto – yes

16-13

GRANTED

Falcigno – yes  
Thomas – yes  
Hennessey – yes  
Lang – yes  
Porto – yes

16-14

GRANTED

Falcigno – yes  
Thomas – yes  
Hennessey – yes  
Lang – yes  
Porto- yes

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ZBA

A motion was made by Joseph Porto to adjourn, second by Charles Lang. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 7:25 P.M.

Respectfully submitted,

Rosalie DePalma  
Clerk

