

RECEIVED FOR FILING  
October 14, 2020 3:45 P.M.  
DATE TIME  
TOWN CLERK'S OFFICE  
EAST HAVEN, CT  
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TOWN CLERK

**TOWN OF EAST HAVEN**  
**ZONING BOARD OF APPEALS**  
**AMENDED NOTICE AND AGENDA FOR REGULAR MEETING**  
**TO BE HELD IN PERSON AT EAST HAVEN SENIOR/COMMUNITY CENTER**  
**AT 91 TAYLOR AVENUE AND**  
**VIA VIDEOCONFERENCE AND CONFERENCE CALL**  
**ON THURSDAY, OCTOBER 15, 2020 AT 7:00 PM**

**TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:** Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will only be permitted with strict compliance with public gathering orders and guidelines, including required social distancing and use of face coverings. A videoconference link and conference call dial-in is provided below for those individuals who are unable to, or do not wish to, attend in person but would like to listen and/or participate in the meeting.

**\*\*\*PLEASE NOTE:** All meeting materials related to the agenda items which have been distributed to the Board will be posted on the Town's website at <https://www.townofeasthavenct.org/> (via the Agenda page for the Zoning Board of Appeals accessible through the "Minutes & Agendas" link on the website's homepage) and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. **Members of the public who wish to submit materials relevant to the applications/public hearings are encouraged to do so no later than 12:00 PM on Wednesday, October 14, 2020 for distribution to the Board and posting on the Town's website.**

**The public can access and participate in the public hearings included in the Agenda below from a computer, tablet, or smartphone via the following link:**

<https://us02web.zoom.us/j/88904847648?pwd=bWxObXhyVHNWamZMSlQrVjhTYnJrdz09>

**Meeting ID: 889 0484 7648**

**Passcode: 672004**

**If you do not have internet access, you can DIAL IN using your phone:**

**Dial In Number:** +1 646 558 8656 US (New York)  
**Meeting ID:** 889 0484 7648  
**Passcode:** 672004

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**AMENDED -NOTICE AND AGENDA**

The East Haven Zoning Board of Appeals will hold a Regular Meeting on **Thursday, October 15, 2020 at 7:00 PM** at the East Haven Senior/Community Center at 91 Taylor Avenue, East Haven and via videoconference and conference call as noted above to conduct the following:

I. Roll Call

II. Administrative Actions

1. Accept/Approve of Minutes from the August 20, 2020 ~~special-regular~~ meeting and Accept/Approve of Minutes from the September 17, 2020 regular meeting-

III. Public Hearings

2. **APPEAL #20-12: APPELLANTS:** Pat Rowland and Lisa Kwesell; Property Concerned: 188 Beach Avenue (*Issuance of Zoning Permit*).
3. **APPEAL #20-13: APPELLANTS:** Kevin Katynski and Stephanie Parlato; Property Concerned: 16 Batt Lane (*Zoning Violation*).
4. **APPEAL #20-14: APPELLANT:** Anthony J. Gambardella; Property Concerned: 8 Osmond Street (*Zoning Violation*).
5. **APPLICATION #20-15-V:** Bonnie J. and John Fisco and Survivors, Owners; John Delafield, Applicant; Property Concerned: 20 Thomas Court. Zone R-3, Map 510, Block 6133, Lot 007 – *Proposed unpermitted use of mobile home/trailer. VARIANCE:* Schedule A; Line:2: Not more than one single, detached dwelling unit for one (1) family permitted per lot and Section 24.2.1: Use or occupancy of a trailer as a dwelling prohibited; Requested: Temporary use of mobile home/trailer for dwelling purposes.
6. **APPLICATION #20-16-V:** Patricia Rivas, Owner and Applicant; Property Concerned: 34 Pennsylvania Avenue. Zone R-1, Map 190, Block 2115, Lot 007 – *Proposed installation of 15x24 foot above ground pool. VARIANCE:* Schedule B; Line:11: Maximum lot coverage 25% allowed; 14% requested.

**7. APPLICATION #20-17-V:** FC Russo Family, LLC, Owner; Nicholas Mingione, Esq., Applicant; Property Concerned: 139 Main Street. Zone RA-1, Map 210, Block 2418, Lot 003 – *Proposed rebuilding of pre-existing, non-conforming two-family dwelling.* **VARIANCE:** Schedule B; Line:1: Minimum lot area:10,420 square feet requested where 20,000 square feet required. Schedule B; Line:3: Minimum dimension of square on the lot 40 square feet required where 100 square feet required. Schedule B; Line: 4: Minimum lot frontage: 45.5 feet requested where 100 feet required. Schedule B; Line:7: Minimum setback from the street line: 13 feet requested where 25 feet required. Schedule B; Line:9: Minimum setback from side property line: 12.4 feet requested where 15 feet required (west side); 7.8 feet requested where 15 feet required (east side).

**8. APPLICATION #20-18-V:** Mary Ann Rivera, Carmelo Rivera, & Survivors, Owners; Mary Anne Rivera & Carmelo Rivera, Applicants; Property Concerned: 605 Main Street. Zone CC, Map 230, Block 3009, Lot 004 – *Proposed building of 22 x 22 square foot garage.* **VARIANCE:** § 25.10c.b: Other Buildings and Structures: Building and other structures not addressed earlier in this section, including tool sheds, green houses, pool houses, wood sheds and similar structures, for the use of the occupants of the are permitted provided that: b: The accessory building or structure shall not exceed 300 square feet. Requesting: 184 square foot relief where 300 square feet is the maximum.

**9. APPLICATION #20-19-V:** Mark and Susan Pelletier and Survivors, Owners and Applicants; Property Concerned: 7 Phillip Street. Zone R-1; Map 030, Block 0215, Lot 020 – *Proposed third floor addition/conversion of third floor to living space with one bedroom, one bath, one closet, and office space/furnace room.* **VARIANCE:** § 44.7 Enlargement of a non-conformity. ~~Schedule B; Line: 9: Minimum set back from property line: 9.4 feet requested where 10 feet required.~~ Schedule B, Line 6 Maximum height for building/structure; Schedule B, Line 7: Minimum setback from the street line; Schedule B, Line 9: Minimum setback from side property line. § 25.4.3 Additional Setbacks: In residence and shoreline development districts, any portion of a building or other structure exceeding 30 feet in height shall be set back from any property or street line by two [2] additional feet for each foot, or fraction thereof, by which such portion exceeds 30 feet in height, except that no additional setback from a street line is required in a Residence, RA-2 District. Requesting: 32.42 feet in building height with front yard setback of 24.6 feet and side yard setbacks of 9.6 feet (south side) and 5.7 feet (north side) where 31 feet minimum setback from street line and 16 feet minimum setback from side property lines required.

IV. Adjournment

**ROBERT FALCIGNO, CHAIRMAN OF THE TOWN OF EAST HAVEN ZONING  
BOARD OF APPEALS**

**A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.**