

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS
NOTICE AND AGENDA FOR SPECIAL MEETING
TO BE HELD VIA CONFERENCE CALL
ON THURSDAY, JUNE 25, 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 7B and 7D; 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 not be permitted. This will be a 100% electronic meeting.

*****PLEASE NOTE:** As indicated in the Agenda below, an executive session may be held. Members of the public can only listen to the public portion of the meeting and cannot participate in the executive session. In addition, this Notice and Agenda and 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 are encouraged to do so no later than 12:00 PM on Wednesday, June 24, 2020 for distribution to the Board and posting on the Town's website.

To listen to the public portion of the meeting, you can DIAL IN using your phone:

Dial In Number: +1 646 558 8656 US (New York)

Meeting ID: 884 5875 8404

Password: 611940

NOTICE AND AGENDA

The East Haven Zoning Board of Appeals will hold a Special Meeting on **Thursday, June 25, 2020 at 7:00 PM** via conference call as noted above to conduct the following:

I. Roll Call

II. Administrative Actions

1. Accept/Approve of Minutes from the May 28, 2020 meeting.

III. Public Hearings

2. **APPLICATION #20-02-V, & C.A.M.: APPLICANT:** Ralph Mauro; Property Concerned: 8 Morgan Terrace. Zone R-3, Map 010, Block 0003, Lot 015 – *Construction of FEMA compliant, 2-bedroom, single family home.* **VARIANCE:** Sched B; Line 7: Street line setback: 25’ required; 19.3’ requested. Sched B; Line 9: (North side of property) Side yard setback: 20’ required; 5’ requested. Section 25.4.4. Waiver of additional setbacks for narrow streets.
3. **APPLICATION #20-03-V & C.A.M.: APPLICANT:** Nicholas Mingione, Esq.; Property Concerned: 198 Beach Avenue. Zone R-3, Map 010, Block 0106, Lot 006 – *Construction of single floor beach residence.* **VARIANCE:** Sched B; Line 1: Minimum lot area: 20,000 sf required; 12,750 sf requested. Sched B; Line 2: 20,000 required; 12,750 requested. Sched B; Line 3: Minimum dimension of square on the lot; 100 ft. square. Sched B; Line 4: 100 required; 51.84 ft requested. Schedule B; Line 9: 20’ required 11.9 requested. Line 9: 20 ft required; 11.3 requested. Additional side yard setbacks for Sched B; Line 6: 40’.
4. **APPEAL #20-04:** Nicholas Mingione, Esq.; Property Concerned: 45 Mansfield Grove Rd., Camp 57; (*Notice of Violation*).
5. **APPEAL #20-05:** Amelia and Raffaele Iuliano; Property Concerned: 80 Oregon Ave (*Cease and Desist Order*).
6. **APPLICATION #20-06-V APPLICANT:** Nicholas Mingione, Esq.; Property Concerned: 45 Mansfield Grove Rd., Camp 57. Zone R-1, Map 080, Block 0421, Lot 057– *Section 44-Expansion of a non-conformity.*

IV. Executive Session and Public Comments on Stipulation for Judgment

7. Discuss the status of the pending litigation and proposed Stipulation for Judgment in Alan R. Greenberg v. Town of East Haven Zoning Board of Appeals (Docket No. NNH-CV18-6087275-S), concerning the real property located at 202 Cosey Beach Avenue, East Haven, and possible action by the Board related to same. Members of the

public can participate and offer their comments on the Stipulation for Judgment to the Board.

8. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in Alan R. Greenberg v. Town of East Haven Zoning Board of Appeals (Docket No. NNH-CV18-6087275-S).

V. Adjournment

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

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