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A G E N D A

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting

Thursday, July 15, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue
and Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To access and listen to the public portion of the meeting from a computer, tablet, or smartphone use the following link:

<https://us02web.zoom.us/j/82425687783?pwd=dXZlTEFwbUdnMTdrMVFHblAxcURUUT09>

Meeting ID: 824 2568 7783

Meeting Passcode: 847320

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

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

TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:

Due to Governor Ned Lamont's 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, unvaccinated persons should comply with all orders and guidelines applicable to them, including the use of face coverings and social distancing when attending indoor public meetings.

***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 an application/public hearing are encouraged to do so no later than 12:00 PM on Wednesday, July 16, 2021 for distribution to the Board and posting on the Town's website.

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the June 17, 2021 regular meeting.

III. Public Hearings

1. **Application No. 21-06 on behalf of Elien Olmos, 141 Highland Avenue,** East Haven, CT, Assessor's Map 490, Block 6122, Lot 018, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven zoning regulations to allow a 19' x 20' addition to a point 15 feet from the street line where 25 feet is required.
2. **Application No. 21-11 on behalf of Anthony Verderame, 59 Charnes Drive,** Assessor's Map 540, Block 6728, Lot 005, R-4 District, requesting variances to sections 25.4 (Schedule B, Line 9) and 44.7 of the East Haven Zoning Regulations to allow a 14-foot x 26-foot second story addition over an existing garage to a point 13.5 feet from a side property line where 25 feet is required.
3. **Application No. 21-15 on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.** Assessor's Map 030, Block 0114, Lot 008, R-1 District, requesting variances to sections 25.4 and 25.4.3 of the East Haven Zoning Regulations to construct a new house to FEMA standards to an approximate height of 38' 9". Also, to a point 5 feet from the east side property line where 28 feet is required, and to a point 8 feet from the west side property line where 28 feet is required, and to a point 15 feet from the rear property line where 38 feet is required.

4. **Application No. 21-16 on behalf of Gerald Paprocki for Jean D'Albero, 577 Laurel Street.** Assessor's Map 330, Block 4318, Lot 003, R-2 District, requesting variances to sections 25.2, 25.4 (Schedule B, Line 9) and 25.5 of the East Haven Zoning Regulations to construct a new house on a lot that is smaller than the minimum lot size required for an R-2 zone. Also, to a point 9 feet from both side property lines where 20 feet is required. Also, to allow a proposed lot coverage to be 27.6% where 25% is the maximum lot coverage allowed.
5. **Application No. 21-17 on behalf of Gerald Paprocki for Jean D'Albero, 585 Laurel Street.** Assessor's Map 330, Block 4318, Lot 005, R-2 District, requesting variances to sections 25.2, 25.4 (Schedule B, Line 9) and 25.5 of the East Haven Zoning Regulations to construct a new house on a lot that is smaller than the minimum lot size required for an R-2 zone. Also, to a point 9 feet from both side property lines where 20 feet is required. Also, to allow a proposed lot coverage to be 29.2% where 25% is the maximum lot coverage allowed.
6. **Application No. 21-18 on behalf of Attorney Nick Mingione for Ralph Mauro, 8 Morgan Terrace.** An appeal of a Notice of Violation directed to a zoning violation at 8 Morgan Terrace.
7. **Application No. 21-19 on behalf of Attorney Nick Mingione for John Miessau, 5 Pequot Street.** An appeal of a decision by the Zoning Enforcement Officer to deny a zoning permit that proposed a new house on a lot that was nonconforming to Sections 25.2, 25.4, 25.4.3, 25.4.10.2, 25.5, 25.6 and 44.11.3 of the Zoning Regulations.

IV. Deliberation Session

1. Discussion and possible decision on **Application No. 21-06 on behalf of Elien Olmos, 141 Highland Avenue.**
2. Discussion and possible decision on **Application No. 21-11 on behalf of Anthony Verderame, 59 Charnes Drive.**
3. Discussion and possible decision on **Application No. 21-15 on behalf of Robert Coolidge for Patricia Massey, 238 Cosey Beach Avenue.**
4. Discussion and possible decision on **Application No. 21-16 on behalf of Gerald Paprocki for Jean D'Albero, 577 Laurel Street.**
5. Discussion and possible decision on **Application No. 21-17 on behalf of Gerald Paprocki for Jean D'Albero, 585 Laurel Street.**
6. Discussion and possible decision on **Application No. 21-18 on behalf of Attorney Nick Mingione for Ralph Mauro, 8 Morgan Terrace.**
7. Discussion and possible decision on **Application No. 21-19 on behalf of Attorney Nick Mingione for John Miessau, 5 Pequot Street.**

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, August 19, 2021 at 7:00 PM.**