

RECEIVED FOR FILING
East Haven
DATE 05/14/2024 TIME 12:08 pm
TOWN CLERK'S OFFICE
EAST HAVEN, CONN

Lisa Balter
TOWN CLERK

TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Regular Meeting

Thursday, May 16, 2024 at 7:00 p.m.

At the East Haven Senior Center, 91 Taylor Avenue

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the March 21, 2024 regular meeting.
2. Minutes of the April 4, 2024 special meeting.
3. Minutes of the April 15, 2024 special meeting.
4. Minutes of the April 18, 2024 regular meeting.

III. Public Hearings and Deliberation Session

- 1a. **Application No. 24-01** – on behalf of Joel Cepeda, 54 Foxon Hill Road, East Haven, CT, Assessor's Map 500, Block 6225, Lot 008, R-4 District, requesting variances to Sections 24.2, 25.1 Schedule B (Line 3), 44.5, and 44.9 of the East Haven Zoning Regulations to allow a single-family dwelling to be converted to a two-family dwelling in a zoning district where two family dwellings are not allowed.
- 1b. Discussion and possible decision on **Application No. 24-01**.
- 2a. **Application No. 24-02** – on behalf of Michael Gigliotti, 850 Foxon Road, East Haven, CT, Assessor's Map 450, Block 5722, Lot 002, R-

2 District, requesting variances to Sections 25.1 Schedule B (Line 9), 25.4 and 44.7 of the East Haven Zoning Regulations to allow a 32-foot x 92-foot addition off the rear of a residentially-zoned commercial building to a point 12 feet from a side property line where 15 feet is required.

- 2b. Discussion and possible decision on **Application No. 24-02.**

- 3a. **Application No. 24-05** – on behalf of Sean and Kristin Merrill, 85 Meadow Street, East Haven, CT, Assessor’s Map 140, Block 1525, Lot 011, R-1 District, requesting variances to Sections 25.1 Schedule B (Line 3), 25.4, 25.4.4, 44.5, and 44.9 of the East Haven Zoning Regulations to allow a front house addition to a point 5 feet from the street line where 31 feet is required, and a rear house addition to a point 9 feet from the south side property line where 10 feet is required, and a deck to a point 9 feet, 11 inches from the same side property line where 10 feet is required. Also, to allow an increase in lot coverage from 20.76% to 30% where 25% is the maximum lot coverage allowed.

- 3b. Discussion and possible decision on **Application No. 24-05.**

- 4a. **Application No. 24-06** – on behalf of Louis Gambardella, 356 Main Street, East Haven, CT, Assessor’s Map 490, Block 6121, Lot 001, R-1 District, requesting variances to Sections 25.1 Schedule B (Lines 39 and 40) of the East Haven Zoning Regulations to allow the installation of fuel pumps within 1,500 feet of a pump on another lot (439 Main Street).

- 4b. Discussion and possible decision on **Application No. 24-06.**

- 5a. **Application 24-07** – on behalf of Neftali Arroyo for Guido Pablo Vicuna, 169 Foxon Blvd, East Haven, CT, Assessor’s Map 200, Block 2713, Lot 001, CB-1 District, requesting variances to Sections 25.1 (Lines 1, 3, 4, 7), 25.4 and 44.11.1 of the East Haven Zoning Regulations to allow, on a lot that is nonconforming, a rear house addition to a point 15 feet from the north street line where 25 feet is allowed.

- 5b. Discussion and possible decision on **Application No. 24-07.**

IV. Executive Session and Public Comment and Possible Action on Proposed Stipulation for Judgment

1. Executive Session and Public Comment:
 - a. Discuss the status of the pending litigation and proposed Stipulation for Judgment in Brian Prinz v. East Haven Zoning Board of Appeals (Docket No. NNH-CV19-6090964-S), concerning the real property located at 60 Brown Road, East Haven, Connecticut, and possible action by the Commission related to same. Members of the public can participate and offer their comments on the Stipulation for Judgment to the Commission.
 - b. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in Brian Prinz vs. East Haven Zoning Board of Appeals (Docket No. NNH-CV19-6090964-S).

2. Deliberation Session on Stipulation for Judgment:

Discussion and possible decision on proposed Stipulation for Judgment in Brian Prinz v. East Haven Zoning Board of Appeals (Docket No. NNH-CV19-6090964-S), concerning the real property located at 60 Brown Road, East Haven, Connecticut.

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, June 20, 2024 at 7:00pm.**