

Town of East Haven  
**Zoning Board of Appeals**

Regular Meeting Minutes – June 16, 2022  
East Haven Senior Center, 91 Taylor Avenue

**I. Roll Call and Pledge of Allegiance**

In attendance: Judy Mison, chair, John Wobensmith, vice-chair, David Gersz, Cindy Sparago, Kevin Coyle and Bridget McCann.

Also in attendance: Joseph Budrow, Planning and Zoning Administrator/ZEO, Jennifer Coppola, Assistant Town Attorney

Meeting began at 7:09pm. The Pledge of Allegiance was recited.

Ms. Mison stated how the meeting will be run.

**II. Review and Action on Prior Meeting Minutes**

There was discussion about the April and May minutes and they were not ready to be voted on.

**III. Public Hearings and Deliberations**

**Application 22-02 - on behalf of Majed Albakkour, 36 Pirot Circle**

Mr. Albakkour was accompanied by his son, Mohammed. The Board received a sketch of the front porch. Ms. Mison asked if the front of the porch was made of wood or screen? The answer was the porch was walled and enclosed. Mr. Wobensmith mentioned to the applicant that the stairs should be off the end of the porch toward the driveway.

There was no public comment.

**MOTION:** Mr. Gersz made a motion to close the public hearing. Ms. Sparago seconded the motion. **All were in favor. Motion carried, 5-0.**

Discussion and possible decision on **Application No. 22-02** – on behalf of Majed Albakkour, 36 Pirot Circle. There was discussion that an enclosed porch was not in harmony with the neighborhood.

**MOTION:** A motion was made to deny the application due to the front porch, as proposed, was not in harmony with the neighborhood. **All were in favor. Motion carried, 5-0.**

**Application No. 22-07 – on behalf of Jason and Alicia Zacks, 77 Strong Street.**

Ms. Zacks presented. She stated they would like an 18-foot above ground pool. A steep hill in the back yard will not allow for a pool. The pool will be in the side yard and will not be within 50 feet of the front property line.

Mr. Gersz asked how far behind the house the hill starts. She answered that there is a 10-foot deep deck and then the hill starts.

Ms. Sparago asked if there will be a fence around the pool. She answered that there is a fence around the yard. There was discussion about the fence. Ms. Sparago asked Mr. Budrow to confirm if there should be a locked gate that accesses the pool. He confirmed that the building code requires that.

**MOTION:** Mr. Wobensmith made a motion to close the application. Ms. Sparago seconded the motion. **All were in favor. Motion carried, 5-0.**

Discussion and possible decision on **Application No. 22-09** – on behalf of Jason and Alicia Zacks.

Mr. Wobensmith commented that the existing fence seemed adequate. Ms. Sparago stated there is a land-based hardship. The Board agreed the pool meets all setback requirements.

**MOTION:** A motion was made to approve the location of the proposed swimming pool. **All were in favor. Motion carried, 5-0.**

**Application No. 22-06 – on behalf of Richard Vizziello, 198 Beach Avenue.**

Attorney Fasano presented. He stated he received emails from Attorney Coppola that were received from Mr. Patrick Rowland. He also shared that he heard there was going to be a submission of an intervenor status. Such a submission was not made at this moment.

Mr. Rowland was asked if he was going to submit a verified pleading. He answered that he wasn't, at this time, and wanted to see how the hearing went.

There was a short break so that Attorney Fasano, Attorney Coppola and Mr. Rowland could talk about the pleading.

After the break, Attorney Fasano gave time to Mr. Rowland. Mr. Rowland asked for the Board to accept the verified pleading and be a part of the proceedings. Mr. Rowland submitted a notarized, 2-page document in hopes of gaining intervenor status. He stated that the construction of the new home at 198 Beach Avenue has caused harm to some natural resources nearby. He mentioned that a driveway was constructed with the import of asphalt millings, a material that DEEP has confirmed as being a pollutant. He also stated that dunes and beach sand were removed during construction.

Attorney Fasano responded. He volunteered to submit a new Coastal Area Management Review application to the board.

**MOTION:** A motion was made to continue the hearing to July. The motion was seconded. **All were in favor. Motion carried, 5-0.**

#### **IV. Adjournment**

A motion to adjourn the meeting was made. The motion was seconded. **All were in favor. Motion carried 5-0.**

- Joseph Budrow  
Planning and Zoning Administrator