

RECEIVED FOR FILING  
East Haven  
DATE 02/14/2023 TIME 3:14 PM  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONN  
*Lisa Batten*  
TOWN CLERK

TOWN OF EAST HAVEN  
**ZONING BOARD OF APPEALS**

Regular Meeting

Thursday, February 16, 2023 at 7:00 p.m.  
East Haven Senior Center, 91 Taylor Avenue

AGENDA

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

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

1. Accept and approve the minutes of the December 15, 2022 special meeting.
2. Accept and approve the minutes of the January 19, 2023 special meeting.

**III. Election of Officers**

**IV. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 22-27 - on behalf of Ron Johnson, 210B Cosey Beach Avenue, East Haven, CT, Assessor's Map 030, Block 0115, Lot 008, R-1 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7 to allow 16' x 20 two-story garage addition to a point 6 feet, 6 inches from the north property line where 10 feet is required, and to a point 3 feet 5 inches from the east side property line where 10 feet is required. Also, to allow for an increase in lot coverage from 25% to 33% where 25% is the maximum allowed.**
- 1b. Discussion and possible decision on **Application No. 22-27 - on behalf of Ron Johnson, 210B Cosey Beach Avenue.**
- 2a. **Application No. 22-20 - on behalf of Jeff Wilhite for Silver Sand, LLC., 67 Minor Road, East Haven, CT, Assessor's Map 010, Block 0306, Lot 009, R-3 District, requesting variances to Sections 25.1 (Schedule B, Lines 7 and 9), 25.4, 25.4.4 and 44.7 of the East Haven Zoning Regulations to be able to keep an already-built dormer that is to a point 10 feet from a side property line where 20 feet is required and to a point 33.5 feet from the street line where 37.5 feet is required.**
- 2b. Discussion and possible decision on **Application No. 22-20 - on behalf of Jeff Wilhite for Silver Sand, LLC.**

- 3a. **Application No. 23-01** - on behalf of **Ralph Mauriello, 60 First Avenue**, East Haven, CT, Assessor's Map 030, Block 0319, Lot 016, R-1 District, requesting a variance to Section 44.7 of the East Haven Zoning Regulations to expand an existing accessory cottage on the property where only one single family dwelling is allowed.
- 3b. Discussion and possible decision on - on behalf of **Ralph Mauriello, 60 First Avenue**.
- 4a. **Application No. 23-02** - on behalf of **LandTech for Douglas Smith, 9 Ellis Road**, East Haven, CT, Assessor's Map 020, Block 0010, Lot 023, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling on a property within a flood zone and near rocky shorefronts, beaches, dunes and coastal waters.
- 4b. Discussion and possible decision on **Application No. 23-02** - on behalf of **LandTech for Douglas Smith, 9 Ellis Road**.
- 5a. **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**, East Haven, CT, Assessor's Map 010, Block 0103, Lot 026, R-3 District, a request to amend the terms of a Variance granted on December 18, 1986.
- 5b. Discussion and possible decision on **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**.

## **V. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, March 16, 2023 at 7:00 PM.**