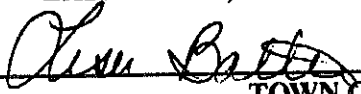


**TOWN OF EAST HAVEN  
ZONING BOARD OF APPEALS**

RECEIVED FOR FILING  
JUL 18 2022  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONN.

Regular Meeting

Thursday, July 21, 2022 at 7:00 p.m.

  
TOWN CLERK

At 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 April 21, 2022 special meeting.
2. Minutes of the May 19, 2022 regular meeting.
3. Minutes of the June 16, 2022 regular meeting.

**III. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 22-10** – on behalf of Frank Capone, 164 Foxon Road, East Haven, CT, Assessor's Map 480, Block 5939, Lot 004, R-3 District, requesting to modify a previously-approved Variance for Application No. 90-004 that allowed a new building to have two apartments and two office spaces, to now allow the same building to have 4 apartments and two commercial spaces.
- 1b. Discussion and possible action on **Application No. 22-10** – on behalf of Frank Capone, 164 Foxon Road.
- 2a. **Application No. 22-06** – on behalf of Richard Vizziello, 198 Beach Avenue, East Haven, CT, Assessor's Map 010, Block 0106, Lot 0106, R-3 District, requesting an amendment to a previously-approved Variance for Application No. 20-03. The request is to be allowed add two bedrooms and a bathroom within a second story on a house that was approved as a one-story house
- 2b. Discussion and possible action on **Application No. 22-06** – on behalf of Richard Vizziello, 198 Beach Avenue.
- 3a. **Application No. 22-11** – on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road, East Haven, CT, Assessor's Map 010, Block 0206, Lot 002, R-3 District, requesting variances to Sections 4.26.1, 4.26.5, 25.2, 25.3, 25.4, 25.4.3, 25.4.4, 25.10b, Schedule B, Lines 3, 8 and 9 of the East Haven Zoning Regulations to be able to build on a lot where a conforming minimum square, exclusive of wetlands, cannot fit, and to locate a single-family dwelling to a point 20 feet from a side property line where 48 feet is required, and to a point 48 feet from a rear property line where 58 feet is required, and to a point 10 feet from tidal wetlands where 25 feet is required. Also, to locate a deck to a

point 9' 4" from a side property line where 48 feet is required, and to a point 36' 2" from a rear property line where 58 feet is required, and to a point 17 feet from tidal wetlands where 25 feet is required. (Public Hearing will not commence)

- 4a. **Application No. 22-13 - on behalf of Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road**, East Haven, CT, Assessor's Map 010, Block 0206, Lot 002, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single family dwelling within a flood zone and near beaches and tidal wetlands. (Public Hearing will not commence)

#### **IV. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, August 18, 2022 at 7:00 PM.**