



**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
FEBRUARY 16, 2012 7:30 P.M. EAST HAVEN SENIOR CENTER**

MEMBERS PRESENT: CHARLES LEMONS – CHAIRMAN
JOSEPH PORTO – VICE CHAIRMAN
ANTHONY REDENTE
ROBERT FALCIGNO
PAUL BEISLER

ALTERNATES PRESENT: DONALD THOMAS -ABSENT
MICHAEL ENDERS

MEMBERS PRESENT: DAVE ANDERSON -ZEO
ALFRED ZULLO-ATTORNEY-ABSENT
JOSEPH ZULLO-ATTORNEY
ROSALIE DEPALMA-CLERK

The meeting was called to order at 7:30 P.M. by Chairman Lemons who then explained the procedure of the Board to the audience. A motion was made by Vice Chairman Porto to accept the minutes of the previous meeting; seconded by Anthony Redente. Motion carried unanimously. Chairman Lemons held election of officers: Anthony Redente made a motion to nominate Charles Lemons as ZBA Chairman. Roll call vote: Lemons – yes, Porto – yes, Redente – yes, Falcigno – yes, Beisler – yes, Motion carried unanimously. Anthony Redente made a motion to nominate Joseph Porto as ZBA Vice Chairman. Roll call vote: Lemons – yes, Porto- yes, Redente – yes, Falcigno – yes, Beisler – yes. Motion carried unanimously.

12-007 APPLICANT & PROPERTY OWNER: KESAVA VATTI; PROPERTY AFFECTED: 268 COSEY BEACH AVENUE; ZONE: R-3; APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING TO THE CURRENT FEMA REQUIREMENTS. THE FORMER HOME WAS DESTROYED BY TROPICAL STORM IRENE. VARIANCES REQUIRED: SCHEDULE "B", GENERAL BULK STANDARDS, LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 20 FT. TO EXISTING 0' FEET (EAST SIDE), FROM 20 FT. TO EXISTING 0 FT. (WEST SIDE); LINE #11, MAXIMUM LOT COVERAGE AS % OF LOT AREA, FROM 20% TO 37%; LINE #12, MAXIMUM FLOOR AREA AS % OF LOT AREA, FROM 40% TO 43%; AND WAIVER OF SECTION 25.4.3, ADDITIONAL SETBACKS FOR BUILDING OVER 30 FT. IN HEIGHT TOTAL HEIGHT TO BE 38'-9.5. ADDITIONALLY THE BOARD WILL CONSIDER THE COASTAL SITE PLAN REVIEW (CSPR) APPLICATION AND RELATED COMMENTS PROVIDED BY THE OFFICE OF LONG ISLAND SOUND PROGRAMS OF THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO DETERMINE THE PROPOSAL'S CONSISTENCY WITH THE CONNECTICUT COASTAL MANAGEMENT ACT (CCMA).

Kesava Vatti along with Frank D'Onfrio 1 Mansfield Grove Rd #309, East Haven, CT. addressed the Board. The required certified receipts were submitted to the Board. Mr. Vatti was seeking the aforementioned variances and also noted the existing structure was built in 1912 which predates current Zoning Laws and its seawall on the south is wide enough to support a 2nd floor deck as well as serve as a patio for the 1st floor. Although the proposed structure will be elevated and moved away from the Seawall the current accesses to the Seawall Patio from both East and West with their 0' setbacks are being requested to be grandfathered. The rest of the proposed house on both East & West will have similar setback lines as the current structure, except the setback variance for steps on West to have access to the front porch of the new structure. Hardship: The preexisting two story structure sustained structural and non-structural damage beyond repair due to the tropical storm Irene. The lot, the existing structure, and its setbacks predate current zoning laws of the R-3 zone. The first floor elevation from ground level is also not FEMA compliant. The existing seawall, used as a patio is 3 to 4 feet lower than

the seawalls of neighbors on both east and west. As a result, to reduce damage from an frontal wave action, not only the footprint of proposed house will be moved 15 feet away from the seawall, but it will also be elevated 10'-6' from ground level, requiring the ridge of the two story structure to be 38-9.5" above grade. ZEO Anderson gave a summary of the DEEP comments which were provided to the commission in writing. No further comments were made.

NO RECESS CALLED

SEE VOTING

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ZBA

VOTING:

12-007

GRANTED – ZBA BOARD GRANTED THE
THE VARIANCE REQUEST AS PRESENTED
AND ALSO APPROVED THE COASTAL SITE
PLAN AS PRESENTED.

Lemons – yes

Beisler – yes

Falcigno – yes

Redente – yes

Porto – yes

Robert Falcigno made a motion to adjourn; seconded by Vice Chairman
Porto. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 7:50 P.M.

Respectfully submitted,

Rosalie DePalma

Clerk

ZBA MEMBERS

CHARLES LEMONS	23 WHALERS PT	469-9225 887-4079 CELL
JOSEPH PORTO	23 PENNSYLVANIA AVE	467-6167
ANTHONY REDENTE	9 GERRISH AVE	466-0203
ROBERT FALCIGNO	29 WILLIAM ST	467-008
PAUL BEISLER	2 JARDIN DR	467-8797 314-5502CELL

ALTERNATES

RONALD VESTUTI	117 MAPLE ST	4643823 410-7112CELL
MICHAEL ENDERS	230 OREGON AVE	468-6277
DONALD THOMAS	7 PARK PL	671-7986