

**MEETING MINUTES OF REGULAR MEETING
ZONING BOARD OF APPEALS
April 17th, 2019**

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday April 17, 2019 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Clifford, Wise, Coscia, Porto, DeLeo, Lepper, Alternate Lewis and Zoning Enforcement Officer Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the meeting minutes of March 20, 2019, seconded by Commissioner Lepper and passed.

Continued:

Priscilla Road: Map 72 Parcel 37: A request to allow construction of a 50 x 30 single family residence. A variance of section 47.2 where a lot is of the same size and general configuration as at least 75% of the lots on both side of the street. variance where the lot area is 50% of the lots and the lot width is 25% of the lots. In an R2 (Single Family Detached Residence) district under section 47.2, 90 and 82 of the city of West Haven Zoning Regulations. Owner/ Applicant Anthony Cordone File # 007-19 V

The applicant, Anthony Cordone of 3 Allings Crossing, gave a brief history of the property. Mrs gomes brought the property in 1971, where lots only required 8,000 sq. ft. a 60' frontage.Mr Cordon explained that in 2006 the regulations changed and required all R-2 districts need to be 16,000 sq. ft. and have a frontage of 80'. The change in the regulation made most lots become non-conforming to todays regulations. He also explained that the property has been taxed as a building lot since 1968. Mr Cordon submitted a letter from the Asst. Assessor Doug Kidd stating that the property has been assessed as a building lot.

Jimmy Greenberg, spoke infavor of the project

Linda Kelly, 15 percilla Drive, brought up 47.2 and felt that Mr Cordone didnt meet the requirements. Ms Kelly also gave a petition signed with 70 signatures and read into the minutes a letter from the Alycia sabrowski of 18 North Forest Circle, that she was not opposed of the application but the size of the house.

Michael Hall, 10 South forest Circle. lives directly behind the property, was concerened about the drainage and flooding on his property.

Jamene Farrell, 10 North Forest, concerned about drainage, the size of the house and preserving the chacter of the neighborhood

Marybeth Miklos, 15 South Forest Circle, spoke about the blasting that would need to be done.

Leanna Bossano, 10 Priscilla road, wanted to preserve the same character of the neighborhood and the same style of houses.

Ken Eccleson, 17 So Forest Circle, felt that drainage was a big problem.

Robert Petrillo, 11 North Forest Circle, was opposed of size and drainage.

Mr cordone responded to the applicant, There will be no blasting, the house fits in with the same character of the neighborhood and he will work with the City of West Havens Engineer to come up with the best solution for the drainage.

Commissioner Coscia made a motion to approve File # 007-19 V seconded by commissioner Wise Roll call was called. File # 007-19 V approved 5-0

ADJOURNMENT: 8:16 p.m.

Commissioner DeLeo made a motion to adjourn, seconded by Commissioner Coscia and passed.