



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
West Haven, Connecticut 06516 Phone 203.937.3580 • Fax 203.937.3742



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John Clifford, Chairman
Ed Wise, Commissioner
James Greenberg, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner

Chuck Zentarski, Alternate
Rich Deleo, Alternate
open, Alternate
Catherine Conniff, Asst. City Planner
Stephen Hotchkiss, Zoning Enforcement/ Inland Wetlands

MEETING MINUTES OF ZONING BOARD OF APPEALS JUNE 18, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday, June 18, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Clifford, Wise, Carol Porto, Greenberg, Zentarski, Caple, Deleo, ZEO Hotchkiss and Assistant City Planner Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Porto made a motion to approve the minutes for the Regular Meeting and Public Hearings of May 21, 2025, seconded by Commissioner Greenberg and passed.

CONTINUED:

- 1) **102 Mohawk Drive:** A request for a rear yard setback of 4' 6" where 20' is required for a deck and to permit building coverage of 24% where 20% is allowed in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Hector Chacon. File # 018-25 V

Applicant has not shown in eight months.

Commissioner Wise made a motion to deny File #018-25 V, seconded by Commissioner Porto. Roll call was called. File #018-25 V denied.

PUBLIC HEARING:

- 2) **86 Noble Street:** A request to permit a side yard setback of 7" where 15' is required to convert an existing deck to living space in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 12.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Sergio Figueroa Barragan. File # 034-25 V

Applicant stated this application is to change a porch into living space with an extension of 2-1/2 ft more. Commissioner Clifford questions the 7 inches from the property line and suggests a continuation because this is too close to the property line. Mr. Hotchkiss stated the 7 inches is a correct request but it an extreme request. Ms. Conniff suggested

that the applicant come into the office and see if the porch could be relocated. A letter is required to ask for the continuation.

Commissioner Porto made a motion to continue File #034-25 V, seconded by Commissioner Wise and passed.

- 3) **99 Laurel Street:** A request for a side yard setback of 8' where 15' is required to convert an existing attached garage to living space in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Matt & Paige Gagne. File # 035-25 V

Applicant stated this application is to convert the garage into living space for a bedroom and half bath. It will not be any bigger than the existing garage.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Greenberg made a motion to approve File #035-25 V, seconded by Commissioner Caple. Roll call was called. File #035-25 V approved.

- 4) **325 Beach Street:** A request for maximum building coverage of 37.22% where 30% is the maximum allowed to construct a new detached garage in the Shoreline Design District (SDD) pursuant to Article 2 Table 36.1 of the City of West Haven Zoning Regulations. Owner: Robert & Emily Rose Weiss /Applicant: Vadim Maltsev. File # 036-25 V

Robert Wise stated this application is for a proposed attached garage located in the rear where the existing driveway is. It will fit with the design of the home. The impervious coverage will be reduced. Mr. Hotchkiss read comments into the record from the Building Official.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Karen Turcott, 60 California St., concerned about parking issues for the Airbnb tenants if garage is built. Commissioner Greenberg explained no parking will be lost. The same number of spaces will be there whether garage is there or not.

Applicant stated this is an existing two family and there is adequate space for cars.

Commissioner Wise would like staff to look into the Airbnb.

Commissioner Caple made a motion to approve File #036-25 V, seconded by Commissioner Porto. Roll call was called. File #036-25 V approved.

- 5) **15 Glade Street:** A request for maximum lot coverage of 53% where 40% is allowed, a front yard setback of 18.8' where 50' is required, rear yard setback of 14.8' where 50' is required, to allow for 33% impervious surface coverage where 15% is allowed, and to allow open space at 48% where 60% is the minimum allowed, and parking lot design variance requests for Sections 60.6.2, 60.18.6, 60.19.8, 60.24.1, 60.24.2, and 60.24.5 to



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construct new administrative and maintenance buildings and complete associated site work in the Multifamily Residence (R4) and Open Space (OS) districts pursuant to Article 2 Table 36.1, Section 37 and Article 3 Section 60 of the City of West Haven Zoning Regulations. Owner/Applicant: West Haven Housing Authority. File # 037-25 V

Ms. Blutt, Landscape designer, Glastonbury, CT is represented the application. This application is for office building and maintenance facility. There are six existing structures on site and three separate facilities that are maintenance sheds. These will be removed and consolidated into one proposed structure. The two adjacent parking lots will service employees and tenants. Multiple play structures are also there. The three resident buildings will remain. There is one structure that encroaches on an adjacent property and the proposal will be to move it back. The lot configuration is the hardship for this application. Mr. Hotchkiss read into the record comments from the Building Official. Mailings were submitted to the file. Karen Kravitz, WH Housing Authority, stated the reason for this application the current building is not ADA compliance. This location was chosen because it is important for the family residences.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Greenberg made a motion to approve File #037-35 V, seconded by Commissioner Caple. Roll call was called. File #037-35 V approved

43 Baggott St - A request to permit side yard setbacks of 8.5' where 15' is required, a rear yard setback of 21' where 25' is required, a front yard setback of 11' where 17' is required for a porch, and building coverage of 33% where 20% is the maximum allowed to construct a single family dwelling in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Section 10.4.2 c and Table 12.1 of the City of West Haven Zoning Regulations. Owner: Nabil Imtiaz/Applicant: Atty. Kevin J. Curseaden, File #038-25 V

Attorney Curseaden, Milford, CT, stated this is a vacant lot. The hardship is 16,000 sq. ft is required and this lot is less than 4,000 sq. ft. Therefore, setbacks are needed. Mailings were submitted to the file. This is a separate parcel that has been taxed over the years. The tax card states vacant lot as potential building lot. This lot is similar to other lots on the street. Mr. Hotchkiss read into the record comments from the City Engineer.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Dwayne Bell, 39 Baggott St., in concerned about a tree that is on the property and whether it is going to be removed.

Attorney Curseaden stated there may be something planted in the future.

Commissioner Wise made a motion to approve File #038-25 V, seconded by Commissioner Greenberg. Roll call was called. File #038-25 V approved.

Staff Reports – West Haven initiative meeting next Wednesday. Zoning regulations will be revised and looking for feedback. POCD is due 2026 and if there is interest to be on the steering committee let her know.

Other Business

ADJOURNMENT: 7:32 P.M.

Commissioner Greenberg made a motion to adjourn, seconded by Commissioner Caple and passed.