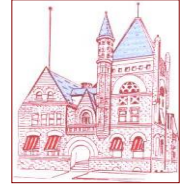




# CITY OF WEST HAVEN, CONNECTICUT



City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312  
Phone 203.937.3580 Fax 203.937.3742

## MEETING MINUTES OF ZONING BOARD OF APPEALS

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday May 18, 2022 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Clifford, Wise, Porto, Coscia, Zentarksi, Rivera, DeLeo, Assistant City Planner Conniff. Absent was Commissioner Caple.

### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the regular meeting minutes of April 20, 2022, seconded by Commissioner Porto and passed.

### Continued Public Hearing:

**\*38 Orange Avenue:** A request to erect an electric fence next to the existing chain link fence. The variance requested is from Section 52.2 Use of Dangerous Fence Material: where electric fences are prohibited throughout the city. Owner: Penske Truck Leasing Co. /Applicant: AMAROK, LLC; File # 005-22 V

Jeffrey Gordon, Codespodi & Associates, Orange, CT., is representing AMAROL. This variance is for dangerous fence material. This is a unique piece of property with three sides wide open. It is susceptible to theft and difficult to police especially of catalytic converters and draining gas tanks. The fence is supplied by a car battery and charged through a solar panel. It will be inside the existing outside fence. Michael Pate, Amarak, described the voltage and how the electric fence works. There are also cameras on site. The fence will not be on 24/7, mostly at night. Commissioner Coscia would like an opinion from Corporation Counsel on this since the regulations do not allow and to decide whether this is considered dangerous material.

Commissioner Wise made a motion to continue File #005-22V and present the facts to get an opinion from Corporation Counsel, seconded by Commissioner Coscia and passed.

### New Public Hearings:

**45 Walnut Street:** A request to mount solar panels which will be visible from the street to allow for maximum sun exposure, in the VDO (Village District Overlay) district. Under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner Timothy Tiernan/ Applicant Marilu Medina-Cirilo. File # 008-22 V

Applicant is applying for a variance in the Village District for the installation of solar panels. The hardship is where the panels need to be installed and will be seen from the street.

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

**175 Rockdale Road:** A request for a variance of Section 47.2 of the Zoning Regulations to be able to construct a Single- Family dwelling. The variance requested is for lot width and size. Lot width is 58% where 75% is required and lot size is 50% where 75% is required. Owner: Skytree, LLC/ Applicant: Andres Bernal. File# 009-22 V

Attorney Vincent Falcone, West Haven, CT., stated the advertisement is not the percentages of this application. It was in error. The percentages are less and should be 70% on lot size, 80% width and 70% depth. This was previously denied by this board because incorrect information was presented. Attorney Falcone submitted exhibits including prior minutes, assessor's map, drone photo, title search, tax card, title showing conveyance to applicant and showing this has been a building lot and taxed as such and was never subdivided.

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

**Deliberation on Public Hearing Items:**

**38 Orange Avenue:** File # 005-22 V  
Continued to June 15, 2022

**45 Walnut Street:** File # 008-22 V  
Commissioner Coscia made a motion to approve File #008-22V, seconded by Commissioner Wise. Roll call was called. File #008-22V approved 5 – 0.

**175 Rockdale Road:** File# 009-22  
Commissioner Coscia made a motion to approve File #009-22V, seconded by Commissioner Porto. Roll call was called. File #005-22V approved 5 – 0.

Staff Reports:

Adjournment: p.m.  
Commissioner Coscia made a motion to adjourn, seconded by Commissioner Porto and passed.