

**MEETING MINUTES OF ZONING BOARD OF APPEALS REGULAR MEETING  
NOVEMBER 18, 2020**

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday November 18, 2020 at Cielo Banquet ( aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Clifford, Wise, Leper, Porto, Coscia, Rivera, DeLeo, Assistant City Planner Conniff and Commissioner of Planning and Development Messore.

168 Peabody Street: An application for variances on a 3 lot single family subdivision in the R2 district, replacing a commercial-industrial warehouse which was destroyed by fire.

Lot 1. To permit 12,563 sq. ft. minimum lot size where 16,000 is required.

To permit 11,520 sq. ft. minimum lot area per dwelling, where 16,000 sq. ft. is required.

To permit 11.6 ft side yard where 15 ft. is required

To permit 55.45 ft of minimum street frontage where 80ft.is required.

Lot 2. To permit 13,744 sq. ft. minimum lot size where 16,000 is required.

To permit 11,800 sq. ft. minimum lot area per dwelling, where 16,000 sq. ft. is required.

To permit 11.6 ft side yard where 15 ft. is required

To permit 55.45 ft of minimum street frontage where 80ft.is required.

Lot 3. To permit 11.6 ft side yard where 15 ft. is required

To permit 55.45 ft of minimum street frontage where 80ft.is required.

Under table 11.1, 90, 92 and Subdivision Regulations of the City of West Haven Zoning Regulation. Owner/Applicant: Barry & Robert Rosner: File # 025-20 V

Commissioner Coscia made a motion to approve File #025-20 V, seconded by Commissioner Wise.

Commissioner Wise discussed if two lots would made rather than three, those two lots would be 30,000 +/- and would be out of character for that neighborhood. Commissioner Coscia stated there are not many neighbors here to object. Commissioner Porto asked about the confiscation issue. Commissioner Leper and Rivera agree that there will be less truck traffic.

Roll call was called. File #025-20 V approved 5 – 0.

**STAFF REPORTS**

Commissioner Messore discussed the number of vacant lots in West Haven, which is 1,077, of which 402 are a mix of municipal or non-profit owned. He explained the codes the assessor cards indicates for vacant/buildable lots and he explained it could expose the city to some legal issues. Commissioner Clifford suggested having town council clarify vacant lot definition and to have Corporation Counsel look into this matter.

2021 Schedule – Commissioner Coscia made a motion to approve the 2021 schedule, seconded by Commissioner Clifford and passed.

ADJOURNMENT: 8:41 P.M.

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