

**MEETING MINUTES OF ZONING BOARD OF APPEALS  
JUNE 15, 2022**

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday June 15, 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, Caple, and Assistant City Planner Conniff. Absent were Commissioners Zentarski , DeLeo and Rivera.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF REGULAR MEETING: Commissioner Coscia made a motion to approve the meeting minutes of May 18, 2022, seconded by Commissioner Porto and passed.

**Continued:**

**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

Commissioner Clifford stated this application was continued pending a meeting with Corporation Counsel.

Commissioner Coscia made a motion to approve File #005-22V with the following conditions,

1. A legal document written by the city attorney and Penske attorney to hold the city harmless for the use of and installation of an electric fence.
2. If the applicant leaves the city, they are responsible to remove the electric fence. They must notify the city if this occurs.
3. The city shall be indemnified as an additional insurer on Penske's insurance policy and receive a copy of the policy each year when it is renewed. It is Penske's responsibility to make sure the city receives a copy. Failure to do so will mean the variance is void and the electric fence shall be removed.

Seconded by Commissioner Porto. Roll call was called. File #005-22V approved 4– 0 (Caple abstained) with the following conditions.

**New:**

**Public Hearing:**

**116 Milton Avenue:** A side yard variance to Permit 6' where 10' is required to build an additional form of egress. In the R-2 (Single Family Detached Residence) district under section 11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Sheahon Zenger File # 010-22 V

Silvino Julianelle, is representing the application. The house currently has one means of exit and entrance on the main living level. This variance is to construct a second means of egress. A small landing of 5 ft. x 11 ft. with 5-6 stairs. Photos were submitted to the file. The hardship is safety and the topography. Mailings were submitted to the file.

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

Kevin Corcoran, 96 Milton Ave., West Haven, was a Fire Commissioner and wonders why a structure got approval without a second means of egress. He is in favor of this.

Russ Reynolds, 119 Milton Ave, retired State Representative,

**148 Atwater Street:** A waiver of Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations, to mount solar panels which will be visible from the street to allow for maximum sun exposure. In the VDO (Village District Overlay) district, Owner Benjamin Hodge / Applicant Sunlight Solar Energy, INC File #011-22 V

Mike Lusardo and Deandra Dietrich, Sunlight Solar, explained the solar panels that will be installed. The roof will be done in black and so will the black modules that will be less visible. It will still be visible from the street. It is environmentally and cost effective. Mailings were submitted to the file.

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

**18 Peabody Street:** A side yard variance to permit 2.8' where 15' is required in the RB (Regional Business) district, under section 20.1 of the City of West Haven Zoning regulations. Owner: Baybrook Builders LLC. / Applicant Scott Farquharson File # 012-22 V

Ken Carney, Orange, Ct., stated he owns both sides of the property. He installed a parking lot wants to make it part of the commercial zone and will keep the residential lot. The property will be more conforming and has been cleaned up. Mailings were submitted to the file. Comments were read 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.

Robert Auglieiere, 109 Bassett St., West Haven, there is the Cove River between his property and this property and he wants to make sure it is maintained.

**190 Frontage Road:** A variance to erect a 10' fence where 4' is allowed and to permit a 1' setback where 30' is required within the front yard setback in the LM (Light Manufacturing) district under section 52.2 of the City of West Haven Zoning Regulations. Owner / Applicant: 190 Frontage Investment Properties, LLC. File # 013-22 V

Reuben Hull, LaBella Associates, architects, stated the bulk of the project is interior renovations. A new atrium and elevator will be installed. The parking will be reconfigured and an application will be submitted to Planning and Zoning for the parking. He explained how the trucks will maneuvering on the property from both ends. A 10 ft. security fence will be installed on three sides and a decorative metal fence in the entire front. The zoning regulations only allow a 4 ft. fence and there is one area that a variance is required. The middle entrance will be blocked off and there will only be two entrances. Comments from the Building Official were read into the record. Mailings were submitted to the file.

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:**

**116 Milton Avenue:** File # 010-22 V

Commissioner Coscia made a motion to approve File #010-22V, seconded by Commissioner Porto. Roll call was called. File #010-22V approved 4 – 0.

**148 Atwater Street:** File # 011-22 V

Commissioner Coscia made a motion to approve File #011-22V, seconded by Commissioner Caple. Roll call was called. File #011-22V approved 4 – 0.

**18 Peabody Street:** File # 012-22 V

Commissioner Coscia made a motion to approve File #012-22V, seconded by Commissioner Porto. Roll call was called. File #012-22V approved 4 – 0.

**190 Frontage Road:** File # 013-22 V

Commissioner Coscia made a motion to approve File #013-22V with the following condition: the decorative fence be installed in the front as presented and not be a chain link fence, seconded by Commissioner Porto. Roll call was called. File #013-22V approved 4 – 0.

Staff Reports: Commissioner Coscia would like any comments received be sent ahead of the meeting. Commissioner Clifford would like the zoning regulation book printed.

Adjournment: 8:02 p.m.

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