

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 12 April 2022

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday 12 April 2022, beginning at 7:00 p.m., to hear all parties concerning the following applications, some of which require Coastal Area Site Plan Reviews or exemptions.

A. PLEDGE OF ALLEGIANCE / ROLL CALL

MEMBERS PRESENT: Sarah Ferrante, Gary Montano, William Soda, Chris Wolfe, Joseph Tuozzola (Ch)

ALTERNATES PRESENT: Gary Dubois, Carmina K. Hirsch, Mike Smith

MEMBERS/ALTERNATES ABSENT: None.

STAFF PRESENT: Stephen Harris, Zoning Enforcement Officer; Meg Greene, Clerk

Mr. Tuozzola introduced and welcomed **Mr. Montano**, the newest board member.

Mr. Tuozzola raised a question about hearing Item 3 sooner than 6 months after its denial in March; board members agreed. He asked for a motion.

Ms. Ferrante motioned to **amend the agenda** so as not to hear the application for 102 Melba Street due to its denial at the March meeting. **Mr. Soda** seconded. The motion carried with **Ms. Ferrante** and **Messrs. Montano, Soda, Wolfe** and **Tuozzola** voting **with the motion**.

CONSIDERATION OF AGENDA ITEMS

1. **52 Laurel Avenue** MBP 13/146/8, R-5; Kevin Curseaden, Esq., for Jean Kristensen, owner; Vary Sec. 4.1.4 to allow 12' projection in rear yard where 16' is permitted for deck.

Attorney Curseaden, 3 Lafayette Street, addressed the board. He described the application as a simple request to accommodate the deck projecting slightly further than is permitted. He said the lot was substantially undersized for the zone.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application; hearing none, he closed the hearing and asked for a motion.

Mr. Soda motioned to **approve** based on the small size of the lot. **Mr. Wolfe** seconded. The motion carried with **Ms. Ferrante** and **Messrs. Montano, Soda, Wolfe** and **Tuozzola** voting **with the motion**.

2. **11 Parkland Place** MBP 39/605/16, R-10; Douglas Bova, owner; Vary Sec. 3.1.4.1. east side-yard setback to 6.6' where 10' required for rear 2nd floor addition (cantilevered portion); sec. 4.1.4 east porch projection to 6.5' where 8' permitted.

Mr. Bova addressed the board. He said the intent was to turn a cape style home into a colonial. He said the lot was existing non-conforming and that he wished to build a cantilevered section that did not extend the footprint of the house. He said he attempted to limit the request.

DISCUSSION

Mr. Wolfe asked if the basement would be finished; **Mr. Bova** said it is now partially finished, but with no further plans.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application; hearing none, he closed the hearing and asked for a motion.

Mr. Soda motioned to **approve** based on the small size of the lot. **Mr. Montano** seconded. The motion carried with **Ms. Ferrante** and **Messrs. Montano, Soda, Wolfe** and **Tuozzola** voting **with the motion**.

3. **102 Melba Street** MBP 29/589/4A; R-5; Thomas Lynch, Esq., for Jose Tiago, owner; Variance of Sec. 3.1.4.1. to allow building height of 38.5' where 35' permitted to allow flat roof design for addition to existing single-family residence. **Not heard**.

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- A. NEW BUSINESS** - None
- B. OLD BUSINESS** - None
- C. STAFF UPDATE** – Mr. Harris said City Attorneys Berchem and Kelly would provide a ZBA workshop after the meeting.
- D. ACCEPTANCE OF MINUTES FROM 8 MARCH 2021 HEARING:** Approved.
- E. ACCEPTANCE OF APPLICATIONS FOR 10 MAY 2022 HEARING**

Adjournment was at **7:12 PM**.

Any other business not on the agenda to be considered upon two-third's vote of those present and voting. **ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 203-783-3230, PRIOR TO THE MEETING IF POSSIBLE.**

Attest:

M.E. Greene, Clerk, ZBA