



**REGULAR MEETING OF THE ZONING BOARD OF APPEALS
MIDDLETOWN CONNECTICUT
JUNE 4, 2020**

1. CALL TO ORDER

2. ROLL CALL

Present: Jonathan Pulino
Gary Middleton
Dina Ford
Steven Kovach
Nick Ficaro
Kevin Brignole
Brandon Chaffee

Absent: Linda Reil

Staff: Joseph Samolis, Director of PCD
Ron Baia, Zoning and Wetlands Enforcement Officer

3. APPROVAL OF MINUTES – March 5, 2020 Regular Meeting Minutes

Steven Kovach moves to table the minutes of the March 5, 2020 Regular Meeting. Jonathan Pulino seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 6 affirmative votes.

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. PUBLIC HEARING

- 1. Proposed variance with regard to Section 22.02 (frontage) and Section 21.03A (width of road) for existing house which is located on 584 Atkins Street. Applicant/agent Cocco II, LLC ZBA2020-1**

There was no one representing the application present.

David Luft of 570 Atkins Street said he had submitted letters to the agency. He said there is no hardship and that it was only for profit.

Mr. Lake of 573 Atkins Street said that anyone exiting from that house would have the headlights shining on their house and causing a lot of noise. He said rear lots do not fit in with the neighborhood.

Steven Kovach moves to close the public hearing. Kevin Brignole seconds the motion. The chair calls for the vote. It is unanimous to close public hearing with 6 aye votes. The chair states the matter passes unanimously with 6 affirmative votes.

Steven Kovach moves for approval for the proposed variance with regard to Section 22.02 (frontage) and Section 21.03A (width of road) for existing house which is located on 584 Atkins Street. Jonathan Pulino seconds the motion.

Discussion:

Joe Samolis gave a brief summary of the application. It is in an R-60 Zone and the applicant requested a variance of Section 22.02 which is for a Multi-Family Zone. It should have been Section 21 which shows the lot frontage for an R-60 zone. Both sections that were referenced do not apply to an R-60 Zone. According to the plans submitted he will need a variance for the frontage for the existing structure on that lot. Because the applicant did not attend tonight to answer questions, these are just assumptions from Joe Samolis.

Kevin Brignole said the hardship is something that he created. Joe Samolis said the board should vote on what was submitted. Steven Kovach said the applicant was asking for two variances that don't apply to his property and will be voting "no".

The chair calls for the vote. It is 6 nay votes The Chair states the matter failed with 6 votes in opposition.

2. Request for a favorable G.S. 14-54 location approval for General Repairs at 848 Washington Street. Applicant/agent 820-900 Washington Street LLC / Town Fair Tire of CT, LLC. G.S. 14-54 2020-1

John Wypchosh of 460 Coe Avenue, East Haven, CT represented the application said that they are currently in the plaza and the landlord asked if they would move to a different location (formerly Dress Barn) at the same plaza.

Steven Kovach moves to close the public hearing. Kevin Brignole seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 6 affirmative votes.

Steven Kovach moves for approval for a favorable G.S. 14-54 location approval for General Repairs at 848 Washington Street. Kevin Brignole seconds the motion. The chair calls for the vote. It is unanimous to approve with 6 aye votes. The chair states the matter passes unanimously with 6 affirmative votes.

7. ADJOURNMENT

Steven Kovach moves for adjournment. Dina Ford seconds the motion. The chair calls for the vote. The chair states the meeting is adjourned unanimously with 6 affirmative votes.

Respectfully submitted,

Joseph Samolis
Director of PCD