

*Lisa Butler*  
TOWN CLERK

Town of East Haven  
**Zoning Board of Appeals**  
East Haven Senior Center, 91 Taylor Avenue

Regular Meeting Minutes – February 15, 2024 - Amended

**I. Roll Call and Pledge of Allegiance**

In attendance: Judy Mison, chair, David Gersz, Cindy Sparago, Chuck Page and Larry Lamothe (alternate).

Also in attendance: Joseph Budrow, Planning and Zoning Administrator/ZEO.

Meeting began at 7:00pm. Ms. Mison introduced the Board members present. The Pledge of Allegiance was recited and the meeting process was announced. Mr. Lamothe was seated for Mr. Carbone.

**II. Review and Action on Prior Meeting Minutes**

**MOTION:** Ms. Sparago made a motion to approve the minutes of the January 18, 2024 regular meeting. Mr. Page seconded the motion. All were in favor. **Motion carried, 5-0.**

**III. Public Hearings and Deliberation**

**Application No. 24-01 – on behalf of Joel Cepeda, 54 Foxon Hill Road.**

Mr. Budrow stated he made a mistake in interpreting the proposal. He should have assessed it as a use variance. He will need to renotice the hearing. He said he told Mr. Cepeda before the meeting and he can still present his request. The request will require a positive comment from the Planning and Zoning Commission.

Mr. Cepeda presented. He would like to make the house a two-family again. It already has two kitchens. He would like to bring his mom closer and she needs her own apartment. Ms. Mison said she sees that the house has been a two-family before. Mr. Lamothe asked the Board about two-families not being allowed. Ms. Sparago said there are zoning districts nearby where two-families are allowed. Mr. Budrow further described the zoning in the area. He said two-families are allowed nearby. Mr. Budrow said there was no zoning approval found in the property file for the initial conversion to a two-family. He said the listed Regulations on the agenda were erroneous as this is not an expansion of a nonconformity. Ms. Sparago asked for clarification.

Mr. Cepeda said that prior to his submitting this application, an inspector looked at the house.

Mr. Page verified that his mother needed a place to live under a certain program. Mr. Cepeda said 'yes.' There was some talk about accessory dwelling units.

Ms. Barbara Law, of 160 Thompson Street, spoke. She said she has abutting properties to 54 Foxon Hill Road. She said the house has always been a one-family to her knowledge. She then talked about water running to a brook from various pipes. Her house gets flooded. She said the Town doesn't want to be responsible. She is worried about more houses coming. She wants the Board to feel what its like to be flooded. She wants her issues on record.

Ms. Sparago asked Mr. Budrow to convey her concerns of the Regulations to the Commission.

**MOTION:** Ms. Sparago made a motion to continue the public hearing to the next meeting on April 18. Mr. Page seconded the motion. All were in favor. **Motion carried, 5-0.**

#### **IV. Election of Officers**

Mr. Budrow asked the Board for a nomination for the position of Chairperson. Mr. Gersz nominated Ms. Mison, who accepted the nomination. Ms. Sparago seconded the nomination. There were no other nominations. All were in favor of the nomination for Chairperson. **The Board voted, 5-0.**

Ms. Mison asked if there were nominations for the position of Vice-chairperson. Ms. Sparago nominated Mr. Gersz. He accepted the nomination. There were no other nominations. All were in favor of the nomination for Vice-chairperson. **The Board voted, 5-0.**

#### **V. Adjournment**

Ms. Sparago made a motion to adjourn the meeting at 7:28pm. Ms. Mison seconded the motion. All were in favor. **Motion carried 5-0.**

Joseph Budrow  
Planning and Zoning Administrator  
Town of East Haven