

APPROVED 7-18-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, June 20, 2019 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
A.J. Wambolt

MEMBERS ABSENT:

Joseph P. Villano
Andy Gorry, Alternate
Quick, Kenneth, Alternate
Carolyn A. Yaccarino, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Pam Miller, Clerk

OTHERS PRESENT:

Sotonye Otunbe-Payne, Court Reporter

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:32 PM and introduced the members of the Board, the Town staff, and the Court Reporter. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

PUBLIC HEARING:

Mr. Clark read the call for the Public Hearing:

1. #19-04 Application of John Acanfora, Applicant, JMC Investors Group LLC, Owner, relative to 65 Old Broadway East, (Map 66, Lot 8), per Section 5.1.2 requesting a side yard variance of 15.5' to permit a side yard setback of 4.6' where 20' is required, and requesting a rear yard setback variance of 38' to permit a rear yard setback of 2' where 40' is required; and per Section 8.3.3.1

requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Because only four board members were present, Chairman Hannon offered the applicant the opportunity to postpone the application until next month. The applicant elected to proceed.

Mr. Richard Fontaine, representing the owner presented the application for two variances to permit the addition of a deck, building addition and pavilion.

Mr. Thomas Vining discussed the proposed project and answered the questions of the Board.

Mr. Hannon asked for public comment.

There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARING:

1. #19-04 Application of John Acanfora, Applicant, JMC Investors Group LLC, Owner, relative to 65 Old Broadway East.

Mr. Clark moved to approve the application; Mr. Wambolt seconded the motion. The board voted as follows;

Hannon – aye Clark – aye Genovese – aye Wambolt – aye

In approving the application, the Board stated the following:

1. The unusual shape of the lot is the hardship.
2. The lot pre-dates zoning.
3. The request is reasonable.

OTHER: None

ENFORCEMENT ACTIONS:

Zoning Enforcement Officer, Laura Magaraci updated the Commission on the enforcement action at 55 Old Broadway East. She stated that a new Cease & Desist order was given to the property owner for a residential use in an IL Zone.

CORRESPONDENCE: None

MEETING SCHEDULE: 2020 Meeting Dates

Mr. Clark moved to approve the Meeting Dates; Mr. Wambolt seconded the motion. The board voted as follows;

Hannon – aye Clark – aye Genovese – aye Wambolt – aye

The Meeting Dates were approved.

MINUTES:

- 21 March 2019

Due to the lack of a quorum, the March 21, 2019 meeting minutes could not be approved at this meeting.

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Clark seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:50 pm.