

APPROVED 8-15-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, July 18, 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
Joseph P. Villano
A.J. Wambolt
Andy Gorry, Alternate
Quick, Kenneth, Alternate

MEMBERS ABSENT:

Carolyn A. Yaccarino, Alternate

TOWN PERSONNEL:

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

OTHERS PRESENT:

Mary Lee Rydzewski, Court Reporter

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:28 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.

A-2 SURVEY WAIVER:

Mr. Clark read the call for the A-2 Survey Waiver:

1. #A2W-19-01 Application of Walsh Fence LLC, Applicant, Anthony Palumbo, Owner, relative to 10 Roarke Road (Map 46, Lot 79), seeking a waiver of the A-2 survey application requirement. R-40 Zoning District.

Mr. William Walsh, of Walsh Fence presented the application for a waiver of the A-2 survey. He stated that the previously installed fence is located well inside of the property line.

The board asked questions and they were answered by Mr. Walsh.

PUBLIC HEARING:

Mr. Clark read the call for the first Public Hearing:

2. #19-05 Application of Elizabeth and Jason Kyle, Applicants & Owners, relative to 16 Barnett Drive, (Map 54, Lot 144), per Section 2.1.1.9 requesting a front yard setback variance of 3.5' to permit a front yard setback of 46.5' where 50' is required. R-20 Zoning District.

Jason Kyle, owner and applicant presented the application for a front yard setback variance to permit the construction of a front porch. He then discussed the proposed plan for the porch and answered questions from the board.

Elizabeth Kyle, owner and applicant explained the reasons a suitable front porch is needed.

Mr. Hannon asked for public comment.

1. Tom Ermini of 22 Barnett Drive spoke in favor of the application. He stated that the porch will fit in with the other homes on the street.
2. Joe Cristiano of 18 Barnett Drive spoke in favor of the application and stated that the porch will enhance the neighborhood.

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

Mr. Clark read the call for the last Public Hearing:

3. #19-06 Application of Bernadette & William Welsh, Applicants & Owners, relative to 35 Watson Avenue, (Map 46, Lot 140), per Section 2.1.1.9 requesting a side yard setback variance of 6' to permit a side yard setback of 4' where 10' is required. R-20 Zoning District.

Josh Onofrio, contractor of Branford presented the application for a variance to construct an attached garage. He stated that the hardship is that the house was not constructed in the center of the lot.

Mrs. Bernadette Welsh of 35 Watson Avenue, owner and applicant, read a letter to the Board from a neighbor who is in favor of the application; Exhibit A.

Mr. Hannon asked for public comment.

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

DELIBERATION SESSION:

A-2 SURVEY WAIVER:

- 1. #A2W-19-01 Application of Walsh Fence LLC, Applicant, Anthony Palumbo, Owner, relative to 10 Roarke Road.

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

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

PUBLIC HEARING:

- 2. #19-05 Application of Elizabeth and Jason Kyle, Applicants & Owners, relative to 16 Barnett Drive.

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

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

In approving the application, the Board stated the following:

- 1. The request is reasonable.
- 2. This variance is limited to the work proposed in this application only (front porch).

- 3. #19-06 Application of Bernadette & William Welsh, Applicants & Owners, relative to 35 Watson Avenue.

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

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

In approving the application, the Board stated the following:

- 1. The request is minimal.
- 2. The lot pre-dates zoning.

OTHER: None

ENFORCEMENT ACTIONS:

Zoning Enforcement Officer, Laura Magaraci updated the Commission on the enforcement action at 370 Sackett Point Road. She stated that a new Cease & Desist order was given to the property owner for illegal signs and denied their Change of Use application for the tenant.

CORRESPONDENCE: None

MINUTES:

- 21 March 2019

Mr. Clark moved to approve the 21 March 2018 meeting minutes; Mr. Villano seconded the motion. The Board voted as follows:

Clark – aye Villano – aye Wambolt – aye Quick – aye

- 20 June 2019

Mr. Wambolt moved to approve the 20 June 2019 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

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

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Wambolt seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:14 pm.