

***DRAFT***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, March 18, 2021 via videoconference at 7:30 PM.

**MEMBERS PRESENT:**

Carolyn A. Yaccarino, Chairman  
Donald F. Clark, Vice Chairman  
Joseph P. Villano, Secretary  
Andy Gorry  
Kenneth Quick, Alternate  
Luigi Coppola Sr., Alternate, sitting

**MEMBERS ABSENT:**

A.J. Wambolt

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:** None

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 7:32 PM and introduced the members of the Board and Town staff. She 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:**

1. #20-21 Application of Jeffrey O'Donnell, Applicant, The Animal Haven, Inc., Owner, relative to 89 Mill Road, (Map 46, Lot 36), per Section 8.4.2.3 (2) (b), requesting a variance of 29' to permit a structure for the housing of dogs 21' from a property line where 50' is required. R-40 Zoning District.

This application has been withdrawn by the applicant.

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

2. #21-01 Application of Chris Olenoski, Applicant & Owner, relative to 31 Edison Drive, (Map 52, Lot 29), per Section 2.1.1.9, requesting a front yard setback variance of 3' to permit a front yard setback of 47' where 50' is required. R-20 Zoning District.

Applicant and owner, Chris Olenoski, presented the variance application to allow the addition of a front porch.

The Board asked questions and Mr. Olenoski responded.

Ms. Yaccarino asked for public comment.

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

Mr. Villano read the call for the next Public Hearing:

3. #21-02 Application of North Haven Investments, Inc., Applicant & Owner, relative to 332 State Street, (Map 34, Lot 108), per Section 8.7.8.2 (1), requesting a buffer strip side yard setback variance of 23' to permit a buffer strip side yard setback of 27' where 50' is required; and per Section 11.1.3, requesting a landscaped buffer variance of 35' to permit a landscaped buffer of 15' where 50' is required. CB-40 & R-20 Zoning Districts.

Attorney Bernard Pellegrino of the Pellegrino law firm, presented the variance application to enlarge the existing building, increase the parking area and to allow outdoor storage.

Mr. Steven Nero, explained the site and discussed property clean up.

The Board asked questions and Mr. Pellegrino responded.

Ms. Yaccarino asked for public comment.

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

Mr. Villano read the call for the next Public Hearing:

4. #21-03 Application of Mike Crowley & Margaret Generali, Applicants & Owners, relative to 55 Bayard Avenue, (Map 41, Lot 225), per Section 2.1.1.9, requesting a front yard setback variance of 8' to permit a front yard setback of 17' where 25' is required; and requesting a building coverage variance of 1% to permit a building coverage of 26% where 25% is permitted. R-12 Zoning District.

Applicant and owner, Michael Crowley, presented the variance application to allow the addition of a front porch at 55 Bayard Avenue.

The Board asked questions and Mr. Crowley responded.

Ms. Yaccarino asked for public comment.

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

Mr. Villano read the call for the next Public Hearing:

5. #21-04 Application of Wayne S. Garrick, Applicant, Jennifer R. Cofrancesco, Owner, relative to 24 Round Hill Road, (Map 50, Lot 142), per Section 2.1.1.9, requesting a front yard setback variance of 19' to permit a front yard setback of 31' where 50' is required. R-20 Zoning District.

Mr. Wayne Garrick, Architect, presented the setback variance application to permit the addition of a second garage bay.

The Board asked questions and Mr. Garrick responded.

Ms. Yaccarino asked for public comment.

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

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

6. #21-05 Application of Christopher & Betsy Kellem, Applicants & Owners, relative to 44 Marlborough Road, (Map 50, Lot 86), per Section 2.1.1.9, requesting a front yard setback variance of 5.1' to permit a 44.9' front yard setback where 50' is required; and requesting an aggregate side yard setback variance of 2.9' to permit an aggregate side yard setback of 27.1' where 30' is required; and requesting a side yard setback variance of 2.9' to permit a side yard setback of 10.5' where 13.4' is required; and per Section 8.13.2.5.3, requesting an accessory storage building setback variance of 3' to permit a setback of 3' from side and rear property lines where 6' is required. R-20 Zoning District.

Applicant and owner, Christopher Kellem, presented the variance application to permit the addition of a small shed, a garage and a roof over the existing front steps.

The Board asked questions and Mr. Kellem responded.

Ms. Yaccarino asked for public comment.

Ms. Kearns of 40 Marlborough Road asked questions regarding the section of the roof to be located above the garage.

Mr. Kellem addressed the public comment.

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

## **DELIBERATION SESSION:**

## **PUBLIC HEARINGS:**

2. #21-01 Application of Chris Olenoski, Applicant & Owner, relative to 31 Edison Drive.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. This approval is only for the work described and proposed on the submitted plans.
2. The proposed work is consistent with the neighborhood.

3. #21-02 Application of North Haven Investments, Inc., Applicant & Owner, relative to 332 State Street.

Mr. Coppola moved to approve the application; Ms. Yaccarino seconded the motion. Ms. Yaccarino then moved for a withdrawal of the first motion to approve the application; Mr. Coppola seconded this motion. The Board voted as follows;

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

The withdrawal of the first motion was approved.

Ms. Yaccarino moved to continue the deliberations for this application to the 15 April 2021 meeting; Mr. Villano seconded the motion. The Board voted as follows;

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

The deliberations for this application were continued to the 15 April 2021 meeting.

4. #21-03 Application of Mike Crowley & Margaret Generali, Applicants & Owners, relative to 55 Bayard Avenue.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The request is minimal.
2. The approving of this application will resolve many safety issues.
3. The approving of this application will improve property value and aesthetics.

5. #21-04 Application of Wayne S. Garrick, Applicant, Jennifer R. Cofrancesco, Owner, relative to 24 Round Hill Road

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The approving of this application will not make the existing non-conformity worse.
2. The approving of this application will resolve safety and security issues.

6. #21-05 Application of Christopher & Betsy Kellem, Applicants & Owners, relative to 44 Marlborough Road.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The proposed work is consistent with the neighborhood.
2. The approving of this application will resolve safety issues.

**OTHER:** None

**ENFORCEMENT ACTIONS:** None

**CORRESPONDENCE:** None

**MINUTES:**

- 21 January 2021

Mr. Clark moved to approve the 21 January 2021 meeting minutes; Mr. Villano seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Quick – aye Coppola – aye

**ADJOURN:**

There being no further business, Mr. Clark moved to adjourn; Mr. Coppola seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:59 pm.