

**TOWN OF NORTH HAVEN ZONING BOARD OF APPEALS
AGENDA FOR MARCH 18, 2021 REGULAR MEETING
TO BE HELD AT 7:30 PM
VIA ZOOM VIDEOCONFERENCE AND CONFERENCE CALL
(PLEASE READ TO THE END)**

The North Haven Zoning Board of Appeals will hold a **Regular Meeting** on **Thursday, March 18, 2021 at 7:30 PM** via **ZOOM** videoconference and conference call for the purposes listed below.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders 7B and 7D; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, **in-person public access to this meeting will not be permitted. This will be a 100% electronic meeting.**

All meeting materials which have been distributed to the Board will be posted on the Town's website at <http://www.town.north-haven.ct.us/> on the Zoning Board of Appeals page and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. Members of the public who wish to submit materials relevant to the applications are encouraged to do so no later than 10:00 AM on Wednesday, March 17, 2021 for distribution to the Board and posting on the Town's website.

The public can access and participate in the Public Hearings noticed below from a computer, tablet, or smartphone:

https://link.zixcentral.com/u/1d571485/jGDNkdNr6xG_fSn5hns0Mg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F88388081454%3Fpwd%3DMDEyVGRBZEU0UWFqZjdXSIJsQXVQdz09

Meeting ID: 883 8808 1454
Passcode: 674970

If you do not have internet access, you can *DIAL IN* using your phone:

Dial In Number: +1 929 205 6099 US (New York)
Meeting ID: 883 8808 1454
Passcode: 674970

AGENDA

MEMBERS:

Carolyn A. Yaccarino, Chairman
Donald F. Clark, Vice Chairman
Joseph P. Villano, Secretary
A. J. Wambolt

Andrew Gorry
Kenneth Quick, Alternate
Lou Coppola, Sr., Alternate

TOWN PERSONNEL:

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

PUBLIC HEARINGS:

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.
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.
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.
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.
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.

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.

DELIBERATION SESSION: - #20-21, 89 Mill Road
- #21-01, Edison Drive
- #21-02, 332 State Street
- #21-03, 55 Bayard Avenue
- #21-04, 24 Round Hill Road
- #21-05, 44 Marlborough Road

OTHER: None

ENFORCEMENT ACTION: ZEO Update

CORRESPONDENCE: None

MINUTES: 21 January 2021

ADJOURN