

**APPROVED 3-18-21**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, January 21, 2021 via videoconference at 7:30 PM.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**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 7:30 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 postponed to the February 18, 2021 meeting.

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

2. #20-22 Application of Barbara J. Rella, Applicant & Owner, relative to 8 Drazen Drive, (Map 55, Lot 26), per Section 2.1.1.9, requesting a side yard setback variance of 6' to permit a side yard setback of 19' where 25' is required. R-40 Zoning District.

Applicant and owner, Barbara J. Rella, presented a variance application. He stated that she is intending to add a carport to her property, adjacent to her existing garage.

The Board asked questions and Mrs. Rella 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:

3. #20-25 Application of Guilford Savings Bank, Applicant, 158 Washington, LLC, Owner, relative to 158 Washington Avenue, (Map 73, Lot 33), per Section 8.8.7.2 (3), requesting a sign area variance of 15 square feet to permit a sign area of 35 square feet where 20 square feet is allowed. CB-20 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino law firm, presented the variance application to permit a sign for Guilford Savings Bank at 158 Washington Avenue. He described the proposed signage and stated that the new bank is scheduled to open soon.

The Board asked questions and Mr. Pellegrino responded.

Ms. Yaccarino asked for public comment.

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

## **DELIBERATION SESSION:**

### **PUBLIC HEARINGS:**

2. #20-22 Application of Barbara J. Rella, Applicant & Owner, relative to 8 Drazen Drive.

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

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Gorry – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The addition will be aligned with the existing house.
3. The approving of this application will provide additional safety and security.

3. #20-25 Application of Guilford Savings Bank, Applicant, 158 Washington, LLC, Owner, relative to 158 Washington Avenue.

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

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Gorry – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. This sign would be in keeping with signs in the area.
3. The approving of this application will reduce the existing sign's non-conformity.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

Zoning Enforcement Officer, Laura Magaraci stated that she is working on a C& D and the information will be provided at the next meeting.

**CORRESPONDENCE:** None

**MINUTES:**

- 17 December 2020

Mr. Wambolt moved to approve the 19 November 2020 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Quick- aye

**ADJOURN:**

There being no further business, Mr. Villano moved to adjourn; Mr. Clark seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:06 pm.