

APPROVED 12-16-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, November 18, 2021 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 7:30 PM.

MEMBERS PRESENT:

Donald F. Clark, Vice Chairman, acting Chairman
A.J. Wambolt
Andy Gorry
Kenneth Quick, Alternate, acting Secretary, sitting
Luigi Coppola Sr., Alternate, sitting

MEMBERS ABSENT:

Carolyn A. Yaccarino, Chairman
Joseph P. Villano, Secretary

TOWN PERSONNEL:

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

OTHERS PRESENT:

Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Clark, Acting Chairman, opened the meeting at 7:53 PM and introduced the members of the Board and Town staff. 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:

1. #21-19 Continuation of the Application of John A. Parese, Applicant, Todd and Tricia Ricci, Owners, relative to 27 Fallon Drive, (Map 68, Lot 66) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated September 3, 2021. R-20 Zoning District.

This application has been postponed to the 16 December 2021 meeting.

Mr. Quick read the call for the Public Hearing:

2. #21-20 Application of North Haven Investments, LLC, Applicant & Owner, relative to 332 State Street, (Map 34 Lot 108), 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. He described the site and gave an overview of the heating and air conditioning business. Mr. Pellegrino stated the reason for the requested buffer variance which was reduced from their last variance request in March 2021. He stated that due to the topography and lack of space, it is difficult to place the addition in some areas on the property.

The Board asked questions and Mr. Pellegrino responded.

Mr. Clark asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

2. #21-20 Application of North Haven Investments, LLC, Applicant & Owner, relative to 332 State Street.

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

Clark – aye Wambolt – aye Gorry – aye Quick – aye Coppola – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The topography of the land helps reduce the need for the buffer.
3. The applicant has made adjustments to his plan to reduce his variance request.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

Zoning Enforcement Officer, Laura Magaraci briefly updated the Commission on the Enforcement Actions.

CORRESPONDENCE: None

MINUTES:

- 21 October 2021

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

Clark – aye Gorry – aye Quick – aye

ADJOURN:

There being no further business, Mr. Quick moved to adjourn; Mr. Coppola seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:19 pm.