

APPROVED 5-20-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, April 15, 2021 via videoconference at 7:30 PM.

MEMBERS PRESENT:

Carolyn A. Yaccarino, Chairman
Donald F. Clark, Vice Chairman, acting Secretary
A.J. Wambolt
Andy Gorry
Kenneth Quick, Alternate, sitting
Luigi Coppola Sr., Alternate, sitting for #21-08

MEMBERS ABSENT:

Joseph P. Villano, Secretary

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.

A-2 SURVEY WAIVER:

1. #A2W-21-01 Application of Kathleen O'Shaughnessey, Applicant & Owner, relative to 180 Forest Hill Road, (Map 42, Lot 4), seeking a waiver of the A-2 survey application requirement. R-12 Zoning District.

Applicant and owner, Katie O'Shaughnessey, presented a request for a waiver of the A-2 survey requirement. She stated that she is proposing to install a fence on her property which is located on a corner lot.

PUBLIC HEARING:

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

2. #21-06 Application of Pam Kearney, Applicant, Bombino LLC, Owner, relative to 560 Universal Drive North, (Map 21, Lot 10), per Section 5.1.2, seeking a front yard setback variance of 36'-4" to permit a front yard setback of 38'-8" where 75' is required. IL-80 Zoning District.

There being no representation for this application, the Public Hearing will be continued to the 20 May 2021 meeting.

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

3. #21-07 Application of Centek Engineering, Applicant, Parker Hannifin Corporation, Owner, relative to 33 Defco Park Road, (Map 95, Lot 21), per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-80 Zoning District.

Mr. James Pretti, Engineer with Criscuolo Engineering presented the application requesting approval to enlarge the existing building for an office addition.

Mr. Jason Tabak with Petra Construction presented a drawing and discussed the proposed project.

Ms. Yaccarino asked for public comment.

1. Glenn Parisi, 33 Nume Road, asked a question regarding the location of the proposed addition.

Mr. Tabak addressed the Public Comment.

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

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

4. #21-08 Application of Paul Christopher Barbiero, Applicant & Owner, relative to 5 Judd Drive, (Map 18, Lot 89), per Section 2.1.1.9), requesting a side yard setback variance of 13' to permit a side yard setback of 12' where 25' is required. R-40 Zoning District.

Mr. Wambolt recused himself from this application. Mr. Coppola sat.

Applicant and owner, Paul Barbiero, presented the variance application to permit the addition of a garage bay to the existing attached garage.

The Board asked questions and Mr. Barbiero responded.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

A-2 SURVEY WAIVER:

1. #A2W-21-01 Application of Kathleen O'Shaughnessey, Applicant & Owner, relative to 180 Forest Hill Road.

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

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Quick – aye

The application was approved.

PUBLIC HEARINGS:

2. #21-06 Application of Pam Kearney, Applicant, Bombino LLC, Owner, relative to 560 Universal Drive North.

Mr. Quick moved to continue the application to the 20 May 2021 meeting; Mr. Clark seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Quick – aye

The application was continued.

3. #21-07 Application of Centek Engineering, Applicant, Parker Hannifin Corporation, Owner, relative to 33 Defco Park Road.

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

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Quick – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The new addition will be in conformance with the zoning regulations.

4. #21-08 Application of Paul Christopher Barbiero, Applicant & Owner, relative to 5 Judd Drive.

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

Yaccarino – aye Clark – aye Coppola – aye Gorry – aye Quick – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The approving of this application will resolve safety issues.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

Zoning Enforcement Officer, Laura Magaraci briefly updated the Commission on a new Cease & Desist order given to a property owner for an automotive use in a residential zone.

CORRESPONDENCE: None

MINUTES:

- 18 March 2021

Mr. Coppola moved to approve the 18 March 2021 meeting minutes; Mr. Gorry seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Gorry – aye Quick – aye Coppola – aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:09 pm.