

APPROVED 6-17-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, May 20, 2021 via videoconference at 7:30 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

A.J. Wambolt
Andy Gorry
Kenneth Quick, Alternate

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 7:35 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. #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.

This application has been postponed to the June 17, 2021 meeting.

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

2. #21-09 Application of James Pucci, Applicant, James & Elaine Pucci, Owners, relative to 114 Ridgewood Avenue, (Map 33, Lot 202), per Section 2.1.1.9, seeking a side yard setback variance of 6' to permit a side yard setback of 4' where 10' is required and requesting a rear yard setback variance of 8.2' to permit a rear yard setback of 16.8' where 25' is required. R-12 Zoning District.

Applicant and owner, James Pucci, presented the variance request to repair and enlarge an existing garage. He then read in a letter from a neighbor which expressed support for the application.

The Board asked questions and Mr. Pucci responded.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

2. #21-09 Application of James Pucci, Applicant, James & Elaine Pucci, Owners, relative to 114 Ridgewood Avenue.

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

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

In approving the application, the Board stated the following:

1. The approving of this application will resolve safety issues.
2. The existing garage to be enlarged pre-dates zoning.
3. The neighbors do not object, including the closest to this addition.
4. The request is reasonable.

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

Deliberations for this application were continued to the 17 June 2021 meeting.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

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

CORRESPONDENCE: None

MINUTES:

- 15 April 2021

Mr. Coppola moved to approve the 15 April 2021 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – 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 8:00 pm.