

APPROVED 8-19-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, July 15, 2021 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Andy Gorry

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:

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

1. #21-12 Application of Palco Construction LLC, Applicant, Ulbrich Stainless Steels & Special Metals, Inc., Owner, relative to 55 Defco Park Road, (Map 95, Lot 23), per Section 5.1.2, requesting a building coverage variance of 2.9% to permit a building coverage of 37.9% where 35% is permitted. IL-80 Zoning District.

John Schmitz, Professional Engineer with BL Companies, presented the variance application to allow the construction of a 3,200 square foot addition. He presented the site plan and described the proposed project.

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:

2. #21-14 Application of George Zboray, Applicant & Owner, relative to 29 MacArthur Road, (Map 22, Lot 22), per Section 2.1.1.9, requesting a front yard setback variance of 28.1' to permit a front yard setback of 21.9' where 50' is required. R-20 Zoning District.

Mr. Clark recused himself from the application, and Mr. Quick sat.

George Zboray, owner and applicant, presented the variance application to allow the addition of a covered front porch and a second story dormer, and described the hardship.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #21-12 Application of Palco Construction LLC, Applicant, Ulbrich Stainless Steels & Special Metals, Inc., Owner, relative to 55 Defco Park Road.

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 Coppola – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The granting of this variance will result on no negative impact to the public.

2. #21-14 Application of George Zboray, Applicant & Owner, relative to 29 MacArthur Road.

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

Yaccarino – aye Villano – aye Wambolt – aye Quick – aye Coppola – aye

In approving the application, the Board stated the following:

1. Safety is the hardship.
2. The request is reasonable.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

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

CORRESPONDENCE: None

MINUTES:

- 17 June 2021

Mr. Clark moved to approve the 17 June 2021 meeting minutes; Mr. Villano seconded the motion. The Board voted as follows:

Clark – aye Villano – aye Wambolt – aye Quick – aye Coppola – aye

ADJOURN:

There being no further business, Mr. Wambolt moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:48 pm.