

***APPROVED 9-16-21***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, August 19, 2021 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

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 7:30 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. #21-15 Application of LuAnn Gallicchio, Applicant, Pond View Estates Condominium Association, Owner, relative to 320 Middletown Avenue, (Map 17, Lot 102), per Section 2.4.1.1 (a), requesting a side/rear yard setback variance of 6' to permit a side/rear yard setback of 44' where 50' is required. EH Zoning District.

LuAnn Gallicchio, owner and applicant, presented the variance application to allow the addition of a deck in the rear yard.

Ms. Yaccarino asked for public comment.

1. Tony Rossley, President of the Pond View Estate Condo Association, stated that all the other condo units have decks and that the association is in favor of the application.

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

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

2. #21-16 Application of Gregory P. Barbiero, Applicant, Gregory P. & Elvira T. Barbiero, Owners, relative to 24 Justine Drive, Map 19, Lot 30), per Section 8.6.1.1, requesting a variance of 5' to permit a swimming pool 45' from a front lot line where 50' is required. R-40 Zoning District.

Mr. Wambolt recused himself from the application, and Mr. Coppola sat.

Greg Barbiero, owner and applicant, presented the variance application to allow an inground pool which will replace an above ground pool.

Ms. Yaccarino asked for public comment.

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

## **DELIBERATION SESSION:**

### **PUBLIC HEARINGS:**

1. #21-15 Application of LuAnn Gallicchio, Applicant, Pond View Estates Condominium Association, Owner, relative to 320 Middletown 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 approving of this application will resolve safety and accessibility issues.
2. The request is reasonable.

2. #21-16 Application of Gregory P. Barbiero, Applicant, Gregory P. & Elvira T. Barbiero, Owners, relative to 24 Justine Drive.

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

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

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The property was not originally a corner lot, which is the hardship.

**OTHER:** None

**ENFORCEMENT ACTIONS:** ZEO Update

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

**CORRESPONDENCE:**

- 2022 Meeting Dates

Mr. Clark moved to approve the 2022 Meeting Dates; Ms. Yaccarino seconded the motion. The Board voted as follows:

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

**MINUTES:**

- 17 June 2021

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

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

**ADJOURN:**

There being no further business, Mr. Wambolt moved to adjourn; Mr. Clark seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:43 pm.