

APPROVED 10-21-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, September 16, 2021 at the Mildred A. Wakeley Community and 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, sitting

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 7:37 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 Public Hearing:

1. #21-17 Application of Joseph Fusco, Applicant & Owner, relative to 16 Del Avenue, (Map 80, Lot 105), per Section 2.1.1.9, requesting a side yard setback variance of 7.3' to permit a side yard setback of 2.7' where 10' is required. R-20 Zoning District.

Joseph Fusco, owner and applicant, presented the variance application to permit the construction of a two car garage. Mr. Fusco stated that the proposed garage addition would allow covered access into the house.

The Board asked questions and Mr. Fusco responded.

Ms. Yaccarino asked for public comment.

1. Mark Hogan of 9 Wilson Avenue asked questions regarding notification to neighbors.
2. Gennaro Marino of 12 Del Avenue, spoke in favor of the application.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #21-17 Application of Joseph Fusco, Applicant & Owner, relative to 16 Del Avenue.

Ms. Yaccarino moved to approve the application; Mr. Wambolt 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 hardship is handicapped accessibility for elderly parents.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

Zoning Enforcement Officer, Laura Magaraci briefly updated the Board and stated that an appeal to a recent violation will be on the agenda for next month's meeting.

CORRESPONDENCE: None

MINUTES:

- 19 August 2021

Mr. Clark moved to approve the 19 August 2021 meeting minutes; Mr. Coppola seconded the motion. The Board voted as follows:

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

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Mr. Wambolt seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:57 pm.