

***APPROVED 11-17-22***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, October 20, 2022 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  
Robert Nielsen, Alternate-sitting

**MEMBERS ABSENT:**

Andrew Gorry  
Luigi Coppola Sr., Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Laura A. Magaraci, Zoning Enforcement Officer  
Leslie Carney, Clerk

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 7:34 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.

Ms. Yaccarino stated that she was absent from last month's meeting, however she was able to listen to the recording from the September 15, 2022 meeting. Therefore, she will be sitting on the continuation of Application #22-09.

**A-2 SURVEY WAIVER:**

1. #A2W-22-02 Application of Bradley Allard, Applicant & Owner, relative to 166 Ridgewood Avenue, (Map 25, Lot 20), seeking a waiver of the A-2 survey application requirement. R-12 Zoning District.

Mrs. Lindsey Allard of 166 Ridgewood Avenue spoke in her husband's absence and presented the request for an A-2 Survey Waiver. The request is to allow a 6' fence where a 3' fence is permitted.

The Board asked questions and Mrs. Allard responded.

**PUBLIC HEARING:**

Mr. Villano read the call for the Public Hearing:

1. #22-09 Continuation of the Special Permit Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive, (Map 6, Lot 3), per Section 8.11.1, seeking a Certificate of Location for a Motor Vehicle Dealer's License. IL-30 Zoning District.

Attorney Timothy Lee, with Fasano, Ippolito & Lee of New Haven, representing the applicant, presented the Special Permit application to permit a Motor Vehicle Dealers License at 150 Universal Drive.

Mr. Rock Emond, Civil Engineer with SLR Consulting, presented the A-2 survey and discussed the changes and revisions to the site plan.

The Board asked questions and Mr. Emond responded.

Applicant, Giovanni Petruzzello, of 81 Green Lane in Durham, CT, addressed the board regarding the proposed plans for the car detailing and dealership site.

The Board asked questions and Mr. Petruzzello responded.

The following exhibits were entered into the record for this application:

Exhibit A - Site Plan, dated October 14, 2022. (Full size).

Exhibit B - Property/Topographic Survey, dated October 11, 2022 (Full size).

Exhibit C - Site Plan, dated October 14, 2022 (Page 1 of 2) (Reduced size).

Exhibit D - Site Plan, dated October 14, 2022 (Page 2 of 2) (Reduced size)

Exhibit E – Site Plan, dated October 14, 2022 (Page 1 of 1) (Reduced size)

Ms. Yaccarino asked for public comment.

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

**DELIBERATION SESSION:**

**A-2 SURVEY WAIVER:**

1. #A2W-22-02 Application of Bradley Allard, Applicant & Owner, relative to 166 Ridgewood Avenue.

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

Clark – aye Villano – aye Yaccarino – aye Wambolt – aye Nielsen – aye

The application was approved with the following condition:

1. That a drawing of the site plan be provided with the variance application that shows the location and extents of the proposed fence.

**PUBLIC HEARING:**

1. #22-09 Continuation of the Special Permit Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive.

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

Clark – aye Villano – aye Yaccarino – aye Wambolt – aye Nielsen – aye

The application was approved with the following statement:

1. This is a suitable location for this car dealer.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 15 September 2022

Mr. Clark moved to approve the 15 September 2022 meeting minutes; Mr. Nielsen seconded the motion. The Board voted as follows:

Clark – aye Villano – aye - Wambolt – aye Nielsen – aye

**ADJOURN:**

The meeting was adjourned at 8:05 P.M.