

APPROVED 12-15-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, November 17, 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
Luigi Coppola Sr., Alternate, sitting
Robert Nielsen, Alternate, sitting

MEMBERS ABSENT:

A.J. Wambolt
Andy Gorry
Kenneth Quick, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Pam Miller, Clerk

OTHERS PRESENT:

Sotonye Otunba-Payne, Stenographer

AGENDA:

Ms. Yaccarino, Chairman, opened the meeting at 7:31 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.

A-2 SURVEY WAIVER:

1. #A2W-22-03 Application of Mary Muzzulin, Applicant & Owner, relative to 7 Belvedere Road, (Map 12, Lot 127), seeking a waiver of the A-2 survey application requirement. R-12 Zoning District.

Mary Muzzulin, Applicant and Owner, presented the application for a waiver of the A-2 survey requirement. The Board asked questions regarding the distance of the proposed fence to the street line, and Ms. Muzzulin responded.

PUBLIC HEARING:

Mr. Villano read the call for the Public Hearing:

1. #22-10 Application of Bradley R. & Lindsey E. Allard, Applicants & Owners, relative to 166 Ridgewood Avenue, (Map 25, Lot 20), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a fence height of 6' where a 3' high fence is permitted. R-12 Zoning District.

Mr. Bradley Allard, Applicant and Owner, presented the variance application and stated that he proposes to install a fence on his corner lot and discussed the proposed purpose and location with the Board.

The Board asked questions and Mr. Allard responded.

Ms. Yaccarino asked for public comment.

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

2. #22-11 Application of David Gaetano, Applicant, Jacqueline Gaetano, Owner, relative to 223 Bassett Road, (Map 86, Lot 4), per Section 2.1.1.9, requesting a side yard setback variance of 5.66' to permit a side yard setback of 10.35' where 16.01' is required, and requesting an aggregate side yard setback variance of 5.66' to permit an aggregate side yard setback of 24.34' where 30' is required. R-20 Zoning District.

This application has been postponed to the December 15, 2022 meeting.

DELIBERATION SESSION:

A-2 SURVEY WAIVER:

1. #A2W-22-03 Application of Mary Muzzulin, Applicant & Owner, relative to 7 Belvedere Road.

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

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

In approving the application, the Board stated the following:

1. That a drawing of the site plan be provided with the variance application that shows the distance between the proposed fence and the edge of the street pavement.

PUBLIC HEARING:

1. #22-10 Application of Bradley R. & Lindsey E. Allard, Applicants & Owners, relative to 166 Ridgewood Avenue.

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

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

In approving the application, the Board stated the following:

1. This approval is subject to the condition that the fence must be located a minimum of 15’ from the street pavement.

OTHER: None

ENFORCEMENT ACTIONS:

Alan A. Fredricksen, Land Use Administrator, briefly updated the Commission on Enforcement Actions.

CORRESPONDENCE: None

MINUTES:

- 20 October 2022

Mr. Clark moved to approve the 20 October 2022 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

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

ADJOURN:

The meeting was adjourned at 7:51 P.M.

