

***APPROVED 1-19-23***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, December 15, 2022 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 6:30 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  
Robert Nielsen, Alternate

**MEMBERS ABSENT:**

Andy Gorry

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Laura A. Magaraci, Zoning Enforcement Officer  
Pam Miller, Clerk

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 6:30 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. Clark read the call for the Public Hearing:

1. #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.

Mr. David Gaetano, Applicant and Owner, presented the variance application and stated that he proposes to construct an addition to this home. He stated that his property is a non-conforming-odd shaped lot. The Board asked questions and Mr. Gaetano responded.

Ms. Yaccarino asked for public comment.  
There being no public comment, the Public Hearing was closed.

**DELIBERATION SESSION:**

**PUBLIC HEARING:**

1. #22-11 Application of David Gaetano, Applicant, Jacqueline Gaetano, Owner, relative to 223 Bassett Road.

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

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Quick – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The non-conforming shape of the lot is the hardship.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 17 November 2022

Mr. Clark moved to approve the 17 November 2022 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

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

**ADJOURN:**

The meeting was adjourned at 6:51 P.M.