

APPROVED 4-21-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, March 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
Andy Gorry
Kenneth Quick, Alternate, sitting

MEMBERS ABSENT:

A.J. Wambolt
Luigi Coppola Sr., Alternate
Robert Nielsen, Alternate

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 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 Public Hearing:

1. #22-01 Application of Paul A. Rook, Applicant, Paul and Claire Rook, Owners, relative to 218 Blue Hills Road, (Map 92, Lot 12), per Section 2.1.1.9, requesting a front yard setback variance of 4.7' to permit a front yard setback of 45.3' where 50' is required and requesting a side yard setback variance of 2.9' to permit a side yard setback of 22.1' where 25' is required. R-40 Zoning District.

Paul Rook, owner and applicant, presented the application to allow a garage expansion. He stated that a septic tank is on the other side of the house so this proposed location is his only option.

The Commission asked questions and Mr. Rook responded.

Ms. Yaccarino asked for public comment.

1. Patricia Beale, owner of 4005 Ridge Road, is concerned with the location of the septic system on their property.
2. Richard Dickau, owner of 4005 Ridge Road, spoke in opposition and asked that the garage be placed in another location.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #22-01 Application of Paul A. Rook, Applicant, Paul and Claire Rook, Owners, relative to 218 Blue Hills Road.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Quick – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The hardship is the location of the septic system on the property.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

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

CORRESPONDENCE: None

MINUTES:

- 16 December 2021

Mr. Quick moved to approve the 16 December 2021 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Quick – aye

ADJOURN:

There being no further business, Mr. Quick moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:55 pm.