

APPROVED 5-19-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, April 21, 2022 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Donald F. Clark, Acting Chairman
Joseph P. Villano, Secretary
Kenneth Quick, Alternate, sitting
Luigi Coppola Sr., Alternate, sitting
Robert Nielsen, Alternate, sitting

MEMBERS ABSENT:

Carolyn A. Yaccarino, Chairman
Andy Gorry
A.J. Wambolt

TOWN PERSONNEL:

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

OTHERS PRESENT:

Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Clark, Acting Chairman, opened the meeting at 7:30 PM and introduced the members of the Board and Town staff. He 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. #22-02 Application of Jennifer Caldwell, Applicant & Owner, relative to 69 Kimberly Circle, (Map 96, Lot 19), per Section 2.1.1.9, requesting a front yard setback variance of 3.3' to permit a front yard setback of 46.7' where 50' is required. R-20 Zoning District.

Jennifer Caldwell, owner and applicant, presented the variance application to allow a two car garage to be added along with a small addition for living space. She presented Exhibit A and B; letters from neighbors in favor of the application. She then presented building plans as Exhibit C.

The Commission asked questions and Ms. Caldwell responded.

Mr. Clark asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #22-02 Application of Jennifer Caldwell, Applicant & Owner, relative to 69 Kimberly Circle.

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

Clark – aye Villano – aye Quick – aye Coppola – aye Nielsen – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The neighbors do not object.
3. The adjacent commercial property to the rear causes issues with noise and light trespass.

OTHER: None

ENFORCEMENT ACTIONS: ZEO Update

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

CORRESPONDENCE: None

MINUTES:

- 17 March 2022

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

Clark – aye Villano – aye Quick – aye

ADJOURN:

There being no further business, Mr. Villano moved to adjourn; Mr. Coppola seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:45 pm.