

APPROVED 8-18-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, June 16, 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
Luigi Coppola Sr., Alternate
Robert Nielsen, Alternate, sitting

MEMBERS ABSENT:

A.J. Wambolt

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 7:30 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:

1. #22-03 Application of Justin Alexander, Applicant & Owner, relative to 23 Coventry Circle, (Map 96, Lot 53), per Section 2.1.1.9, requesting a side yard setback variance of .6' to permit a side yard setback of 15.3' where 15.9' is required, and requesting an aggregate side yard setback variance of .6' to permit an aggregate side yard setback of 29.4' where 30' is required. R-20 Zoning District.

Justin Alexander, owner and applicant, presented the variance application to permit the construction of a garage addition.

The Board asked questions and Mr. Alexander responded.

Ms. Yaccarino asked for public comment.

1. Georgiana Acabbo, 26 Coventry Circle – spoke in favor of the application.
2. Diane Petrunia, 24 Coventry Circle – spoke in favor of the application.
3. Anthony Braccidiferro, 18 Coventry Circle – stated that he has no issues with the application and is in favor.

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

2. #22-04 Application of Dominic Esposito, Applicant & Owner, relative to 2 Fallon Drive, (Map 68, Lot 93), 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-20 Zoning District.

Dominic Esposito, owner and applicant, presented the variance application to permit the construction of a six foot fence on his property.

The Board asked questions and Mr. Esposito responded.

Ms. Yaccarino asked for public comment.

1. Willis Miller, 1 Fallon Drive – spoke in favor of the application.

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

3. #22-05 Application of Alfred J. Renkewitz, Applicant & Owner, relative to 26 Eaton Street, (Map 16, Lot 59), per Section 5.1.2, requesting a front yard setback variance of 51.5' to permit a front yard setback of 23.5' where 75' is required (along Clark Avenue), and requesting a front yard setback variance of 46.5' to permit a front yard setback of 28.5' where 75' is required (along Eaton Street). IL-30 Zoning District.

Alfred Renkewitz, owner and applicant, presented the variance application and stated that his lot is non-conforming. He is intending to construct a garage addition.

The Board asked questions and Mr. Renkewitz responded.

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

DELIBERATION SESSION:

PUBLIC HEARING:

1. #22-03 Application of Justin Alexander, Applicant & Owner, relative to 23 Coventry Circle.

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

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

In approving the application, the Board stated the following:

1. The request is small and reasonable.
2. Three neighbors are in favor of granting the variance.
3. The hardship is safety issues.

2. #22-04 Application of Dominic Esposito, Applicant & Owner, relative to 2 Fallon Drive.

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

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

In approving the application, the Board stated the following:

1. The fence must be installed in accordance with the applicant's drawing relative to fence height and setbacks from property lines.
2. The request is reasonable.
3. The approving of this application will resolve safety concerns.

3. #22-05 Application of Alfred J. Renkewitz, Applicant & Owner, relative to 26 Eaton Street.

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

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

In approving the application, the Board stated the following:

1. The lot is very non-conforming.
2. The neighbors were not opposed.
3. The property/house predates zoning.
4. The Zoning District had been changed.

OTHER: None

ENFORCEMENT ACTIONS: None

CORRESPONDENCE: None

MINUTES:

- 19 May 2022

Mr. Coppola moved to approve the 19 May 2022 meeting minutes; Mr. Gorry seconded the motion. The Board voted as follows:

Clark – aye Gorry – aye Quick – aye Coppola – aye Nielsen - aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:01 pm.