

***APPROVED 9-15-22***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, August 18, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room 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, sitting

**MEMBERS ABSENT:**

A.J. Wambolt  
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 7:34 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. #22-06 Application of Shore Ventures, III, LLC, Applicant & Owner, relative to 22 Broadway, (Map 67, Lot 1), per Section 4.3.2, requesting a front yard setback variance of 19.7' to permit a front yard setback of 30.3' where 50' is required (along Broadway), and requesting a front yard setback variance of 19' to permit a front yard setback of 31' where 50' is required (along Peck Street). CA-20 Zoning District.

Attorney Bernard Pellegrino, of the Pellegrino Law Firm, presented the variance application and discussed the history of the property. He explained that if approved, the variances will allow the addition of two porches. Attorney Pellegrino presented a letter from Ralph A. Criscuolo; Exhibit A, and read in a letter from the North Haven Historical Society; Exhibit B. Both letters stated support for the application. Attorney Pellegrino then discussed the hardships with the Board.

The Board asked questions and Attorney Pellegrino responded.

Ms. Yaccarino asked for public comment.

1. Ann Clark of the North Haven Historical Society, spoke in favor of the application.

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

2. #22-07 Application of Kyle Craven, Applicant & Owner, relative to 320 Kings Highway, (Map 99, Lot 14), per Section 2.1.1.9, requesting a front yard setback variance of 3' to permit a front yard setback of 47' where 50' is required. R-40 Zoning District.

Kyle Craven, owner and applicant, presented the variance application to permit a front yard setback variance of 3' to allow the addition of a new deck.

The Board asked questions and Mr. Craven responded.

Ms. Yaccarino asked for public comment.

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

3. #22-08 Application of Nick Piscitelli, Applicant, Rodney Diggs, Owner, relative to 160 Garfield Avenue, (Map 41, Lot 154), per Section 2.1.1.9, requesting an aggregate side yard setback variance of 9' to permit an aggregate side yard setback of 16' where 25' is required. R-12 Zoning District.

Robert Mangino, Architect, presented the variance application and stated that the homeowners are proposing to construct an addition to the rear of their home. He then presented the proposed plot plan and discussed the project.

Owner, Jacquelyn Diggs, stated that the neighbor directly next door, has no issues with the application and approves.

The Board asked questions and Mr. Mangino responded.

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

## **DELIBERATION SESSION:**

### **PUBLIC HEARING:**

1. #22-06 Application of Shore Ventures, III, LLC, Applicant & Owner, relative to 22 Broadway.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The property/house predates zoning and is existing non-conforming.
2. The granting of this variance will permit handicapped access and compliance with the building code.

2. #22-07 Application of Kyle Craven, Applicant & Owner, relative to 320 Kings Highway.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The property/house predates zoning.
2. All of the proposed construction will not be closer to the street than the existing house and deck.
3. The request is reasonable.

3. #22-08 Application of Nick Piscitelli, Applicant, Rodney Diggs, Owner, relative to 160 Garfield Avenue.

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. The property is a corner lot, having two (2) front yards.
2. The request is reasonable.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:**

- 2023 Meeting Dates

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

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

The 2023 meeting dates were approved.

**MINUTES:**

- 16 June 2022

Mr. Clark moved to approve the 16 June 2022 meeting minutes; Ms. Yaccarno seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Coppola – aye

**ADJOURN:**

The meeting was adjourned at 8:25 P.M.