

APPROVED 10-20-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, September 15, 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
A.J. Wambolt
Andy Gorry
Luigi Coppola Sr., Alternate
Robert Nielsen, Alternate, sitting

MEMBERS ABSENT:

Carolyn A. Yaccarino, Chairman
Kenneth Quick, 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:

Mr. Clark, acting Chairman, opened the meeting at 7:29 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. #22-09 Special Permit Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive (Map 6, Lot 3), per Section 8.11.1, seeking a Certificate of Location for a Motor Vehicle Dealer's License. IL-30 Zoning District.

Attorney Timothy Lee, with Fasano, Ippolito & Lee of New Haven, representing the applicant, presented the Special Permit application to permit a Motor Vehicle Dealers License at 150 Universal Drive. He stated that the 22,000 square foot building's prior use was a fitness center.

Applicant, Giovanni Petruzzello, of 81 Green Lane in Durham, CT, gave an overview of his business and the proposed application. He then discussed the changes that he proposes to the building's main entrance.

Rock Emond, Civil Engineer with SLR Consulting, described the site plan and the changes to the handicapped access.

The Board asked questions and Mr. Emond responded.

Mr. Clark asked for public comment.
There being no public comment, the Public Hearing was continued.

The application will be continued to the 20 October 2022 meeting to allow the applicant additional time to revise the site plan.

DELIBERATION SESSION:

PUBLIC HEARING:

1. #22-09 Special Permit Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive.

Mr. Clark moved to continue the application; Mr. Wambolt seconded the motion. The board voted as follows;

Clark – aye Villano – aye Gorry – aye Wambolt – aye Nielsen – aye

The application was continued to the 20 October 2022 meeting.

OTHER: None

ENFORCEMENT ACTIONS:

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

CORRESPONDENCE: None

MINUTES:

- 18 August 2022

Mr. Coppola moved to approve the 18 August 2022 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

Clark – aye Villano – aye Gorry – aye Wambolt – aye Nielsen – aye

ADJOURN:

The meeting was adjourned at 8:04 P.M.