

**APPROVED**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, October 19, 2023 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 P.M.

**MEMBERS PRESENT:**

Carolyn A. Yaccarino, Chairman  
Donald F. Clark, Vice Chairman, acting Secretary  
Andy Gorry  
Luigi Coppola Sr., Alternate  
Robert Nielsen, Alternate

**MEMBERS ABSENT:**

A.J. Wambolt  
Ken Quick, Alternate

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 7:32 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. #23-14 Application of Leonard A. Fasano, Applicant, Paul Cicarella, Owner, relative to 104 Kings Highway, (Map 83, Lot 31), appealing the decision of the Zoning Enforcement Officer, dated August 3, 2023. R-40 Zoning District.

This application has been postponed to the 16 November 2023 meeting.

Mr. Clark read the call for the first Public Hearing:

2. #23-16 Application of Krista Kaplan, Applicant, Krista & Adam Kaplan, Owners, relative to 14 Governors Drive, (Map 12, Lot 8), per Section 2.1.1.9, requesting a front yard setback variance of 5.3' to permit a front yard setback of 44.7' where 50' is required. R-20 Zoning District.

Krista Kaplan, owner and applicant presented the application.

The Board asked questions and Ms. Kaplan responded.

Ms. Yaccarino asked for public comment.

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

Mr. Clark read the call for the next Public Hearing:

3. #23-17 Special Permit Application of Dadio's Garage, LLC, Applicant, G.V.L. Inc., Owner, relative to 45 State Street, (Map 66, Lot 28), per Section 8.11.1, seeking a Certificate of Location for a Motor Vehicle Dealer's License. IL-30 Zoning District.

Mr. Timothy Lee, Esq. presented the Certificate of Location application for a Motor Vehicle Dealer's License. He stated they are seeking the same approval that was granted for application, #22-14 on 20 April 2023.

Mr. Lee submitted the following:

Exhibit A – (record from #22-14).

Exhibit B – (minutes from #22-14).

Exhibit C – (statement of use).

Mr. Anthony (Tony Dadio), applicant, spoke regarding the request.

Mr. Christopher Dadio spoke regarding the request.

The Board asked questions and Mr. Lee and the Dadios responded.

Ms. Yaccarino asked for public comment.

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

## **DELIBERATION SESSION:**

### **PUBLIC HEARING:**

2. #23-16 Application of Krista Kaplan, Applicant, Krista & Adam Kaplan, Owners, relative to 14 Governors Drive.

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

Yaccarino – Clark – aye Gorry – aye Coppola – aye Nielsen – aye

In approving the application, the Board stated the following:

1. This variance is limited to the work of this proposed addition only.
2. The request is reasonable.
3. #23-17 Special Permit Application of Dadio’s Garage, LLC, Applicant, G.V.L. Inc., Owner, relative to 45 State Street.

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

Clark – aye Yaccarino – aye Gorry – aye Coppola – aye Nielsen – aye

In approving the application, the Board stated the following:

1. No more than five (5) vehicles for sale can be maintained on the property at any time. Vehicles for sale can only be displayed in the parking spaces on the south side of the property, and only during normal business hours. No overnight outdoor storage or display of motor vehicles is permitted.
2. The request is reasonable.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 21 September 2023

Mr. Clark moved to approve the 21 September 2023 meeting minutes; Mr. Gorry seconded the motion.

The Board voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Nielsen moved to adjourn; Mr. Gory seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:03 P.M.