

***APPROVED 1-18-24***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, December 21, 2023 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 6:30 P.M.

**MEMBERS PRESENT:**

Carolyn A. Yaccarino, Chairman  
Donald F. Clark, Vice Chairman  
Andrew Gorry  
Sumit Sharma, Secretary  
Luigi Coppola Sr., Alternate,  
Robert Nielsen, Alternate, sitting

**MEMBERS ABSENT:**

Jonathan Lewin, Alternate  
Kieran Ahern, Alternate

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Stenographer

**AGENDA**

**ORGANIZATIONAL MEETING:**

Mr. Michael J. Freda, First Selectman, opened the meeting at 6:37 p.m. for the purpose of electing a Chairman, Vice Chairman and Secretary for the Board. For the office of Chairman of the Zoning Board of Appeals, Mr. Clark nominated Ms. Yaccarino; Mr. Nielsen seconded the nomination; all were in favor. The Commission elected Ms. Yaccarino to the office of Chairman. For the office of Vice Chairman, Ms. Yaccarino nominated Mr. Clark; Mr. Gorry seconded the nomination; all were in favor. Mr. Clark was elected Vice Chairman. Then, for the office of Secretary, Ms. Yaccarino nominated Mr. Sharma; Mr. Clark seconded the nomination; all were in favor. Mr. Sharma was elected Secretary. Mr. Freda then congratulated and thanked all the members of the Board.

## **PUBLIC HEARINGS:**

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 18 January 2024 meeting.

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

2. #23-21 Application of Cynthia Christie, Applicant, Cynthia & William Christie, Owners, relative to 210 Spring Road, (Map 38, Lot 100) per Section 2.1.1.9, requesting a front yard setback variance of 19.2' to permit a front yard setback of 30.8' where 50' is required. R-40 Zoning District.

Ms. Cynthia Christie, applicant, presented the application to permit a front yard setback variance to build a 2<sup>nd</sup> story addition above an existing garage. The renovation is deemed necessary due to more storage space being needed. The corner lot presented an issue with essentially two front yards. The house predates zoning as it was originally built in 1954.

The Board asked questions and Ms. Christie 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. #23-22 Application of Jennifer Claude, Applicant & Owner, relative to 1218 Hartford Turnpike, (Map 51, Lot 43) per Section 2.1.1.9, requesting a front yard setback variance of 4.5' to permit a front yard setback of 45.5' where 50' is required. R-20 Zoning District.

Ms. Jennifer Claude, applicant, presented the application for a front yard setback variance to allow an existing porch to be covered and slightly closer to the street line. The porch will be covered but not enclosed.

The Board asked questions and Ms. Claude responded.

Ms. Yaccarino asked for public comment.

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

## **DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

2. #23-21 Application of Cynthia Christie, Applicant, Cynthia & William Christie, Owners, relative to 210 Spring Road.

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

Yaccarino –aye Clark – aye Gorry – aye Nielsen – aye Sharma – aye

In approving the application, the Board stated the following:

1. The house pre-dates zoning.
2. The property has two front yards.
3. The request is reasonable.
4. There are no known safety issues.

3. #23-22 Application of Jennifer Claude, Applicant & Owner, relative to 1218 Hartford Turnpike.

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

Yaccarino –aye Clark – aye Gorry – aye Nielsen – aye Sharma – aye

In approving the application, the Board stated the following:

1. This variance is limited to the work of this proposed roof only.
2. The granting of this variance will provide for greater safety by covering the front steps.
3. The request is reasonable.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

Laura A. Magaraci, Zoning Enforcement Officer, had no updates at the time of this meeting.

**CORRESPONDENCE:** None

**MINUTES:**

- 16 November 2023

Mr. Coppola moved to approve the 16 November 2023 meeting minutes; Mr. Clark seconded the motion.

The Board voted as follows:

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

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**ADJOURN:**

There being no further business, Mr. Clark moved to adjourn; Mr. Gorry seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 6:56 P.M.