

***APPROVED 3-16-23***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, February 16, 2023 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  
A.J. Wambolt, acting Secretary  
Andy Gorry  
Kenneth Quick, Alternate, sitting  
Luigi Coppola Sr., Alternate  
Robert Nielsen, Alternate

**MEMBERS ABSENT:**

Joseph P. Villano, Secretary

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:**

Genevieve Bertolini, Stenographer

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 7:36 PM and introduced the members of the Board and Town staff. She then explained that tonight's only application requires only a simple majority of three (3) Board members to concur for approval.

**PUBLIC HEARING:**

Mr. Wambolt read the call for the Public Hearing:

1. #22-14 Special Permit Application of John Magliochetti, 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.

Attorney Timothy Lee, with Fasano, Ippolito, Lee & Florentine, LLC in New Haven, presented the application requesting a Special Permit for a Certificate of Location for a Motor Vehicle Dealer's License. He stated that the applicant is seeking to purchase the property and its existing Motor Vehicle Repair Business which has been at this location for over forty years. Attorney Lee gave an overview of the current use which includes motor vehicle sales. Attorney Lee presented copies of prior approvals of the property; Exhibits A through K. He then presented Exhibit L; "Statement of Use".

Mr. Gary Esposito, owner of All Star Automotive, discussed the operations of his business and answered questions from the Board.

Mr. Paul Magliochetti answered questions from the Board regarding the outside storage of vehicles.

The Board asked additional questions and Mr. Lee and Mr. Esposito responded.

The applicant asked the Board to continue the application to the 16 March 2023 meeting, to enable them to provide a more current site plan for the property.

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

## **DELIBERATION SESSION:**

### **PUBLIC HEARING:**

1. #22-14 Special Permit Application of John Magliochetti, Applicant, G.V.L. Inc., Owner, relative to 45 State Street.

Mr. Clark moved to continue the application to the 16 March 2023 meeting;  
Ms. Yaccarino seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Quick – aye

**OTHER:** None

### **ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 19 January 2023

Mr. Coppola moved to approve the 19 January 2023 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Gorry – aye Quick – aye Coppola – aye

**ADJOURN:**

The meeting was adjourned at 8:34 P.M.