

***APPROVED 7-20-23***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, June 15, 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  
Luigi Coppola Sr., Alternate  
Robert Nielsen, Alternate

**MEMBERS ABSENT:**

Joseph P. Villano, Secretary  
A.J. Wambolt  
Andy Gorry  
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:**

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.

**A-2 SURVEY WAIVER:**

1. #A2W-23-02 Application of Robin L. DePino, Applicant & Owner, relative to 38 Poplar Street, (Map 37, Lot 39), seeking a waiver of the A-2 survey application requirement. R-12 Zoning District.

Owner and applicant, Robin DePino presented the application requesting a waiver of the A-2 survey requirement. She stated that she is intending to increase the privacy on her corner lot.

## **PUBLIC HEARING:**

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

2. #23-08 Application of Yonatan Morse, Applicant, Erin Mead & Yonatan Morse, Owners, relative to 81 Collett Street, (Map 33, Lot 7), per Section 2.1.1.9, requesting a side yard setback variance of .9' to permit a side yard setback of 9.1' where 10' is required; requesting a side yard aggregate setback variance of 14.0' to permit a side yard aggregate setback of 11.0' where 25' is required; requesting a lot coverage variance of 0.9% to permit a lot coverage of 25.9% where 25% is permitted. R-12 Zoning District.

It is here noted that the applicant was given the option to postpone the hearing of his application until next month because only four (4) Board members are present. Mr. Morse elected to proceed with the application this evening.

Owner and applicant, Yonatan Morse presented the variance application to allow the construction of a small addition to his home.

The Board asked questions and Mr. Morse responded.

Ms. Yaccarino asked for public comment.

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

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

3. #23-09 Certificate of Location Application of 299 Washington Ventures, LLC, Applicant, Donna Genco Parese & Emilio Parese and Emilio Parese, Owners, relative to 289-299 Washington Avenue, (Map 80, Lots 5 & 6), per Section 8.11.1, seeking a Certificate of Location for a fueling facility. IL-30 Zoning District.

Attorney Marjorie Shansky presented the application and gave an overview of the property.

Jim Bernadino, Professional Engineer presented the site plan and discussed the proposed project. He stated that the applicants are proposing to construct a service station, convenience store, and EV charging stations. He then discussed the Lighting Plan, Security Plan, and the parking.

Jeff Bandini, Traffic Engineer explained the Traffic Impact Study.

Thomas Hennessey discussed security.

The Board asked questions and Mr. Bernadino and Mr. Bandini responded.

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

## **DELIBERATION SESSION:**

### **A-2 SURVEY WAIVER:**

1. #A2W-23-02 Application of Robin L. DePino, Applicant & Owner, relative to 38 Poplar Street.

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

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

In approving the application, the Board stated the following:

1. A sketch showing how close the proposed fence would be to Ash Street must be provided with the variance application.

### **PUBLIC HEARING:**

2. #23-08 Application of Yonatan Morse, Applicant, Erin Mead & Yonatan Morse, Owners, relative to 81 Collett Street.

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

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

In approving the application, the Board stated the following:

1. The setback and coverage requests are minimal.
  2. The hardship is the existing non-conforming lot and the existing non-conforming location of the house on the lot.
  3. The house addition will not be any closer to the side lot lines than the existing house.
3. #23-09 Certificate of Location Application of 299 Washington Ventures, LLC, Applicant, Donna Genco Parese & Emilio Parese and Emilio Parese, Owners, relative to 289-299 Washington Avenue.

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

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

In approving the application, the Board stated the following:

1. The use is appropriate for this zoning district.
2. There are no issues or concerns with traffic.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 18 May 2023

Mr. Coppola moved to approve the 18 May 2023 meeting minutes; Mr. Nielsen seconded the motion. The Board voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Clark moved to adjourn; Mr. Coppola seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:20 P.M.