

APPROVED 8-17-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, July 20, 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
Ken Quick, Alternate

MEMBERS ABSENT:

Joseph P. Villano, Secretary
A.J. Wambolt
Robert Nielsen, 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 7:29 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:

Mr. Clark read the call for the Public Hearing:

1. #23-10 Application of Robert Swanson, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road, (Map 6, Lot 9), per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Mr. Zack Georgina presented the variance application requesting an approval to enlarge an existing commercial building.

The Board asked questions and Mr. Georgina responded.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARING:

1. #23-10 Application of Robert Swanson, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road.

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

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

In approving the application, the Board stated the following:

1. Although the original building is non-conforming, the addition will be conforming.

OTHER:

- 2024 Meeting Dates

Mr. Quick moved to approve the meeting dates; Ms. Yaccarino seconded the motion. The board voted as follows;

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

The 2024 meeting dates were approved.

ENFORCEMENT ACTIONS:

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

CORRESPONDENCE: None

MINUTES:

- 15 June 2023

Mr. Clark moved to approve the 15 June 2023 meeting minutes; Mr. Coppola seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Coppola – aye

ADJOURN:

There being no further business, Mr. Quick moved to adjourn; Mr. Clark seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:44 P.M.