

APPROVED 9-21-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, August 17, 2023 at the North Haven Library, 17 Elm Street, in the Community Room at 7:30 P.M.

MEMBERS PRESENT:

Carolyn A. Yaccarino, Chairman
Donald F. Clark, Vice Chairman
A.J. Wambolt
Andy Gorry
Luigi Coppola Sr., Alternate, Acting Secretary

MEMBERS ABSENT:

Joseph P. Villano, Secretary
Ken Quick, Alternate
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 7:31 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. #23-11 Application of Vincenzo Barecchia, Applicant, Commercial Investment Group, LLC, Owner, relative to 117 & 109 Washington Avenue, (Map 73, Lots 9 & 5), per Section 8.10.3.1, requesting a variance of the 500 feet requirement between a location for a liquor permit and a school, requesting zero feet. CA-20/IL-30 Zoning Districts.

This application has been postponed to the 21 September 2023 meeting.

Mr. Coppola read the call for the Public Hearing:

2. #23-12 Application of Nicole Sonsini, Applicant & Owner, relative to 25 George Street, (Map 73, Lot 100), per Section 8.13.2.2.3, requesting a detached garage area variance of 168 square feet to permit a 768 square feet detached garage where 600 square feet is permitted, and per Section 8.13.2.1.3, requesting a combined accessory structure area variance of 280 square feet to permit a combined accessory structure area of 880 square feet where 600 square feet is permitted. R-12 Zoning District.

Ms. Nicole Sonsini presented the application requesting a variance to allow the addition of a two car garage on her property. She stated that her current garage is small and non-conforming.

The Board asked questions and Ms. Sonsini responded.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARING:

2. #23-12 Application of Nicole Sonsini, Applicant & Owner, relative to 25 George Street.

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

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Coppola – aye

In approving the application, the Board stated the following:

1. Safety concerns are the hardships.
2. The new garage will be farther from the street than the old garage.

OTHER: None

ENFORCEMENT ACTIONS:

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

CORRESPONDENCE: None

MINUTES:

- 20 July 2023

Mr. Clark moved to approve the 20 July 2023 meeting minutes; Mr. Coppola seconded the motion. The Board voted as follows:

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

ADJOURN:

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