

***APPROVED 2-15-24***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, January 18, 2024 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  
Sumit Sharma, Secretary  
Andrew Gorry  
Luigi Coppola Sr., Alternate  
Robert Nielsen, Alternate, (sitting)  
Jonthan Lewin, Alternate (sitting)

**MEMBERS ABSENT:**

Donald F. Clark, Vice Chairman  
Kieran J. Ahern

**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:**

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.

**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 was postponed until the February 15, 2024 meeting.

Mr. Sharma read the call for the second Public Hearing:

2. #23-23 Application of Cole Biagetti and Cailin Vizzo, Applicants & Owners, relative to 1 Del Avenue, (Map 74, Lot 143), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a 6' high fence where 3' is permitted. R-20 Zoning District.

Mr. Biagetti and Cailin Vizzo, presented the application for a fence height variance to allow a 6' fence where a 3' foot fence is allowed. They explained the need and reasons for a higher fence height as being for the safety of their two dogs and also to protect individuals walking by due to the unpredictable nature of the dogs. There is not much of a backyard for the dogs to roam free. The back door off the kitchen was the best place to construct and place the fence and to keep the dogs inside the yard for safety purposes. The close distance to Postman Highway was also discussed as a setback issue that may need to be corrected. This is a corner lot and undersized. They stated that they had received numerous letters from neighbors in support. They submitted the letters as Exhibit A and it was entered into the record. The Commission suggested that they meet with Town staff to further discuss a mutual agreement to rectify the issues.

The Board asked questions and Mr. Biagetti and Ms. Vizzo responded.

Ms. Yaccarino asked for public comment.

1. Evelyn Lawhorn of 53 Postman Highway – Spoke not in favor because she believes the fence length extends onto her property.
2. Katherine Melqueen of 16 Del Avenue - Spoke in favor and had no issues.
3. George Riddle of 72 Postman Highway – Spoke in favor and had no issues.
4. Julie Rodrigue of Shelton - Wanted clarification of the options.

## **DELIBERATION SESSION:**

### **PUBLIC HEARING:**

2. #23-23 Application of Cole Biagetti and Cailin Vizzo, Applicants & Owners, relative to 1 Del Avenue.

Mr. Yaccarino moved to continue the application; Mr. Gorry seconded the motion. The board voted as follows;

Yaccarino – aye Gorry – aye Sharma – aye Nielsen – aye Lewin – aye

**OTHER:** None

### **ENFORCEMENT ACTIONS:**

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

**CORRESPONDENCE:** None

**MINUTES:**

- 21 December 2023

Mr. Nielsen moved to approve the 21 December 2023 meeting minutes; Mr. Sharma seconded the motion.

The Board voted as follows:

Yaccarino – aye Gorry – aye Sharma – aye Nielsen – aye Coppola – aye

**ADJOURN:**

There being no further business, Mr. Gorry moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:23 P.M.