

APPROVED (7/18/24)
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, May 16, 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
Donald F. Clark, Vice Chairman
Sumit Sharma, Secretary
Andrew Gorry
Luigi Coppola Sr., Alternate (sitting)

MEMBERS ABSENT:

Kieran J. Ahern
Jonathan Lewin, Alternate
Robert Nielsen, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Christine Hilton, Land Use Secretary
Sotonye Otunba-Payne, Stenographer

Ms. Yaccarino, Chairman, opened the meeting at 7:33 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. #23-24 Application of Timothy J. Lee, Esq., Applicant, One West View Road, LLC, Owner, relative to 1 West View Road, (Map 57, Lot 29), per Section 2.1.1.9, requesting a side yard setback variance of 25' to permit a side yard setback of 0' where 25' is required. R-20 Zoning District.

This application was withdrawn by the Applicant.

Mr. Sharma read the call for the Public Hearing:

2. #24-08 Application of Daniel Marques, Applicant & Owner, relative to 60 Grove Road, (Map 61, Lot 170), per Section 2.1.1.9, requesting a side yard setback variance of 15.1' to permit a side yard setback of 5.7' where 20.8' is required (north side); requesting a

side yard setback variance of .8' to permit a side yard setback of 9.2' where 10' is required (south side) and requesting an aggregate side yard setback variance of 15.1' to permit an aggregate side yard setback of 14.9' where 30' is required. R-20 Zoning District.

Mr. & Mrs. Marques explained the need for the expansion of their house to allow for a master bedroom, bathroom and living area to be located in the back of the house area to be utilized for large family gatherings, and a home office since Mr. Marques works from home. They explained their request and need for additional garage space to satisfy safety needs when parking their cars and maneuvering their child around the tight space. They love the neighborhood and the town. Mr. and Mrs. Marques presented the Commission with 2 letters from their neighbors (Exh. A & Exh. B) who expressed their support for the requests.

Exhibit A – Letter to the Commission from Mr. & Mrs. Marino supporting the application.

Exhibit B – Letter to the Commission from Mr. Christian Espejo & Ms. Jessica Pagan supporting their application.

The Board asked questions and Mr. & Mrs. Marques responded.

Ms. Yaccarino asked for public comment.

There being no public comment, the public hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARING:

2. #24-08 Application of Daniel Marques, Applicants & Owners, relative to 60 Grove Rd.

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

Yaccarino – aye Clark – aye Sharma – aye Gorry - aye Coppola – aye

In approving the application, the Board stated the following:

1. This is a reasonable request.
2. There is a need for an addition to the garage in order to safely park.

OTHER: None

ENFORCEMENT ACTIONS:

There were no enforcement actions discussed.

CORRESPONDENCE: None

MINUTES:

- 16 April, 2024

Mr. Clark moved to approve the minutes for the 16 April 2024 meeting; Mr. Coppola seconded the motion. The Board voted as follows:

Yaccarino - aye Clark – aye Sharma – aye Coppola – aye

ADJOURN:

There being no further business, Mr. Sharma moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:49 P.M.