

ZONING BOARD OF APPEALS

July 18, 2013

TO MEMBERS:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff

William D. O'Hare Alternate
Jacob M. Piekarski, Alternate
Michelle L. Bonora, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

AGENDA

There will be a meeting of the Zoning Board of Appeals on Thursday, July 18, 2013, **at 8:00 PM** at the Mildred A. Wakeley Community and Recreation Center on Linsley Street in Room #2, to consider the following applications:

PUBLIC HEARINGS:

1. #13-09 Application of William Mezzano, Applicant, BAM Properties, Owner, relative to 70 Old Broadway West, (Map 66, Lot 15), per Section 5.1 requesting a use variance to permit a gymnasium/fitness center in an IL-30 Zoning District.
2. #13-13 Application of Raymond J. Akoury, Applicant, Laura Plouffe-Taylor and Nicholas Merola & James Shea, Owners, relative to 238 Quinnipiac Avenue, (Map 17, Lot 4) and 63 Montowese Avenue, (Map 17, Lot 3), per Section 5.1.2, requesting a front yard variance of 25' to permit a front yard setback of 50' where 75' is required, and per Section 8.7.8.1, requesting a continuous strip of landscaped area variance of 14' to permit a continuous strip of 1', where 15' is required. IL-30 Zoning District.

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3. #I13-14 Application of Karen Lenahan, Applicant, Estate of Robert DeMorro, Owner, relative to 420 Sackett Point Road, (Map 35, Lot 8), per Section 5.2, requesting a use variance to permit a catering business in an IG-80 Zoning District.
4. #13-15 Application of North Haven's Favorite Chicken, LLC, Applicant, BCW Realty Associations, LLC, Owner, relative to 173 Washington Avenue, (Map 73, Lot 21), per Section 8.8.7.2 (3), requesting a sign area variance of 40 square feet to permit a sign area of 80 square feet where a maximum of 40 square feet is permitted and a sign height variance of 15' to permit a sign height of 35' where a maximum of 20' is permitted. IL-30 Zoning District.

DELIBERATION SESSION: - #13-13, 238 Quinnipiac Avenue & 63 Montowese Avenue
#13-14, 420 Sackett Point Road
#13-15, 173 Washington Avenue

OTHER: - None

CEASE & DESIST ORDERS: - 630 Washington Avenue
- 528 Washington Avenue
- 15 Del Avenue
- 15 Kimberly Circle

CORRESPONDENCE: - Conn. Federation of Planning & Zoning Agencies, Quarterly Newsletter, Summer 2013

MINUTES: - June 20, 2013

EXECUTIVE SESSION:

1. Discuss the status of the pending litigation and proposed settlement in Alvarado v. North Haven Zoning Board of Appeals, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation and proposed settlement in Alvarado v. North Haven Zoning Board of Appeals.

ADJOURN: