

ZONING BOARD OF APPEALS

May 21, 2015

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
Robert Lockery, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Sandra Lion, Clerk

AGENDA

There will be a meeting of the Zoning Board of Appeals on Thursday, May 21, 2015 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2, at 7:30 PM to consider the following applications:

A2-SURVEY WAIVER:

1. #A2W-15-03 Application of Victoria Hine, Applicant and Owner, relative to 3 Phillips Place, (Map 66, Lot 19), seeking a waiver of the A-2 survey application requirement. IL-30 Zoning District.

PUBLIC HEARINGS:

1. #15-03 Application of Dennis and Wanda Tondalo, Applicants and Owners, relative to 59 Potter Road, (Map 30, Lot 103) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated March 16, 2015. R-40 Zoning District.

2. #15-04 Application of Barry Steinberg, PE, Applicant, N.H. Medical, LLC, Owner, relative to 52 Washington Avenue, (Map 67, Lot 39) per section 8.3.3.1, requesting an approval to enlarge an existing, non-conforming building. CB-20 Zoning District.
3. #15-05 Application of Kevin DeMatteo, Applicant and Owner, relative to 41 Poplar Street, (Map 37, Lot 23) per section 2.1.1.9, requesting a side yard variance of 7.5' to permit a side yard setback of 8' where 15.5' is required and requesting an aggregate side yard variance of 7.5' to permit an aggregate side yard setback of 17.5' where 25' is required. R-12 Zoning District.
4. #15-06 Application of Timothy Theroux, Applicant, Colvest North Haven, LLC, Owner, relative to 162 Washington Avenue, (Map 73, Lot 25) per section 8.8.7.2 (3), requesting a sign area variance of 8 square feet to permit a 48 square feet free standing sign where 40 square feet is permitted. CB-40 Zoning District.
5. #15-07 Application of Jennifer Stevens, Applicant, Gerald Raccio, Owner relative to 2075 Whitney Avenue, (Map 41, Lot 296) per sections 2.1.1.7 and 8.8.2.1, requesting sign variances to permit a free standing sign where only attached signs are permitted and a sign size variance to permit 2 square feet where 1 square foot is permitted and a sign content variance to permit the telephone number of the occupant where no telephone number is permitted and to permit a double sided sign where only single sided signs are permitted. R-12 Zoning District.

DELIBERATION SESSION: -#A2W-15-03, 3 Philip Place
-#15-05, 41 Poplar Street
-#15-06, 162 Washington Avenue

OTHER: None

CORRESPONDENCE: Connecticut Federation of Planning and Zoning Agencies, Newsletter

MINUTES: Zoning Board of Appeals Meeting, April 16, 2015
Special Information Meeting, April 29, 2015

ADJOURN: