

APPROVED
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Zoning Board of Appeals meeting held on Thursday, June 19, 2008 at the Mildred A. Wakeley Recreation and Community Center, in Room #2, at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald Clark, Vice Chairman
Joseph Cappucci
Robert E. Martin, Alternate, sitting for Theresa Ranciato-Viele

MEMBERS ABSENT:

Theresa Ranciato-Viele, Secretary
Caren M. Genovese
Mary Jane Mulligan, Alternate
Cheryl Juniewicz, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon called the meeting to order at 7:36 PM. He introduced the members of the Board, the Town staff, the stenographer and clerk. Mr. Hannon 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. Since there are only (4) four Board Members sitting this evening, Mr. Hannon gave all applicants the choice of postponing to next month. If they elect to proceed tonight, all four Board Members will need to vote in favor of an application for it to be approved. Mr. Hannon stated that applications #08-30, 117 Washington Avenue, and #08-39, 101 Washington Avenue, are postponed to the July 17, 2008 meeting, and application #A2W-08-01, 771 Middletown Avenue, was withdrawn by the applicant.

1. #A2W-08-01 Application of Peter MacPartland, Applicant, Thomas & Jeanann Ragozzino, Owner, relative to 771 Middletown Avenue, (Map 40, Lot 4), seeking a waiver of the A-2 survey application requirement.

This application was withdrawn by the applicant.

Mr. Clark read the call for the first agenda item.

2. #08-37 Application of Lou Coppola, Under Construction, LLC, Applicant, Susanne Guarniere, Owner, relative to 10 Pleasant Drive, (Map 17, Lot 83), per Section 2.1.1.9, requesting a variance of 8' to permit a front yard setback of 42' where 50' is required. R-20 Zoning District.

Susanne Guarniere, applicant, and Lou Coppola with Under Construction, LLC, presented the application to add a front porch. The porch will be covered but not enclosed. The roofline will be lower than the ridge on the existing house.

Mr. Hannon asked for public comment; being none, the matter was closed.

Mr. Clark read the call for the second agenda item.

3. #08-38 Application of Katherine & Mark Hansen, Owners and Applicants, relative to 2 Marion Court, (Map 64, Lot 51), per Section 2.1.1.9, requesting a variance of 18' to permit a front yard setback of 32' where 50' is required, and a building coverage variance of 2% to permit 22% where a maximum of 20% is permitted. R-20 Zoning District.

Mr. Mark Hansen, applicant, presented the application to add a walkway for access to and from the rear of the house into the kitchen. They are also proposing a one story addition along the side of the existing garage. The Commission asked a few more questions and Mr. Hansen responded.

Being no further public comment, the public hearing was closed.

4. #08-39 Application of Edible Arrangements International, Inc., Applicant, SKF North Haven LLC, Owner, relative to 101 Washington Avenue, (Map 73, Lot 7), per Section 8.8.7.2(3), requesting a sign area variance of 21 square feet to permit a 35 square foot sign where 14 square feet is permitted, and a sign front setback variance of 16' to permit 9' where 25' is required and a 10' side yard variance to permit 2' where 12' is required. CA-20 Zoning District.

This application was postponed to the July 17, 2008 meeting.

BREAK: None

DELIBERATION SESSION:

2. #08-37 Application of Lou Coppola, Under Construction, LLC, Applicant, Susanne Guarniere, Owner, relative to 10 Pleasant Drive.

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

Hannon – aye Clark - aye Cappucci- aye Martin – aye

In approving the application, the Board stated the following:

1. The variance is limited to the size of this proposed front porch only.
2. The request is reasonable.
3. The proposed addition is in conformance with the neighborhood.

3. #08-38 Application of Katherine & Mark Hansen, Owners and Applicants, relative to 2 Marion Court.

Mr. Cappucci moved to approve the application; Mr. Martin seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Cappucci – aye Martin – aye

In approving the application, the Board stated the following:

1. The variance is limited to this proposed plan and does not run the length or width of the property and is limited to one story.
2. The proposed addition is in conformance with the neighborhood.

CEASE AND DESIST ORDERS:

Mr. Arthur Hausman, Zoning Enforcement Officer, addressed the following Cease & Desist Orders with the Board.

323 Washington Avenue, Luigi's Pizza
– Sandwich board sign violation

900 Universal Drive, Executive Jeep
-Sign, tent violation

81 Old Broadway, Louis Giangola
-They need site plan approval for their intended use (social club) and renovations are being performed without permits.

19 Country Way, Anthony Acanfora

-This issue should be resolved by the next meeting.

CORRESPONDENCE: None

MINUTES:

May 15, 2008

Mr. Cappucci moved to approve the minutes of May 15, 2008; Mr. Clark seconded the motion; the Board members voted as follows:

Hannon – aye Clark - aye Cappucci – aye Martin - aye

OTHER:

2009 Meeting Dates

Mr. Martin moved to approve the 2009 Meeting Dates; Mr. Cappucci seconded the motion. All were in favor.

ADJOURN:

There being no further business, Mr. Hannon moved to adjourn; Mr. Martin seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:58 PM.