

APPROVED 2-17-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, December 16, 2010 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph A. Cappucci
Joseph P. Villano
Robert E. Martin, Alternate
Mary Jane Mulligan, Alternate
Cheryl A. Juniewicz, Alternate

MEMBERS ABSENT: None

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, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He 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.

Mrs. Genovese moved to hear a modified application (#10-22, 486 Skiff Street) for a previous application (#10-18, 486 Skiff Street) that was denied at the September 16, 2010 Zoning Board of Appeals meeting; Mr. Cappucci seconded the motion. All were in favor.

1. #10-22 Application of Wade Miller, Owner and Applicant, relative to 486 Skiff Street, (Map 33, Lot 50), per Section 8.13.2.2.3, requesting a variance of 426 square feet to allow a 952 square feet detached garage where 526 square feet is permitted. R-12 Zoning District.

Mr. Wade Miller, owner and applicant, presented the application to build a 952 square feet detached, three car garage where 526 square feet is permitted. Mr. Miller submitted photographs of the type of garage he is proposing and stated that he addressed his neighbors' concerns regarding his previous application.

Mr. Clark read into the record a letter from property owners within 100' of Mr. Miller's property who are in favor of this application, exhibit A. The Board asked questions and Mr. Miller responded.

Mr. Hannon asked for public comment.

Public comment:

1. Mr. Bernie Girabaldi, 3 Kent Drive, spoke in favor of the application.

There being no further public comment, the Public Hearing was closed.

2. #10-23 Application of Shawn Griffin, Applicant, Joan and Stanley Kulenski, Owners, relative to 1210 Hartford Turnpike, (Map 51, Lot 41), per Section 2.1.1.9, requesting a 2' front yard variance to allow a front yard setback of 48' where 50' is required. R-20 Zoning District.

Mr. Shawn Griffin, applicant, presented the application to build a handicapped accessible bathroom/laundry area on the first floor of this home located at 1210 Hartford Turnpike. The homeowner is requesting a front yard setback of 48' where 50' is required. Mr. Griffin submitted sketches of the proposed addition, exhibits A and B. The Board asked questions and Mr. Griffin responded.

Mr. Hannon asked for public comment.

Public comment:

1. Theresa Back, Ridge Road, explained that the addition is needed for the safety of her elderly mother.

There being no further public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #10-22 Application of Wade Miller, Owner and Applicant, relative to 486 Skiff Street.

Mr. Cappucci made a motion for the purpose of discussion; Mr. Villano seconded the motion. All were in favor.

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

Hannon – aye Genovese – aye Clark – aye Cappucci – aye Villano – aye

In approving the application the Board stated the following:

1. The variance is approved for this single story detached garage only.
 2. All of the perimeter buffer and adult trees must remain in place.
 3. This .68 acre lot in an R-12 zoning district is large enough to build this 952 square feet single story structure.
 4. The revisions to the plans have addressed the original concerns of the neighbors.
 5. The lot predates zoning.
2. #10-23 Application of Shawn Griffin, Applicant, Joan and Stanley Kulenski, Owners, relative to 1210 Hartford Turnpike.

Mrs. Genovese moved to approve the application; Mr. Cappucci seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Clark – aye Cappucci – aye Villano – aye

In approving the application the Board stated the following:

1. The variance request is reasonable.
2. The house predates zoning regulations.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

130 Bradley Street – keeping of motor vehicles that are greater than three quarter ton capacity in a residential zone.

Mr. Hausman sent a Cease & Desist Order on November 12, 2010.

15 Kimberly Circle - keeping of motor vehicles that are greater than three quarter ton capacity in a residential zone.

Mr. Hausman sent a Cease & Desist Order on December 7, 2010. This violation has been resolved.

113 Bailey Road - keeping of motor vehicles that are greater than three quarter ton capacity in a residential zone.

Mr. Hausman sent a Cease & Desist Order on December 14, 2010.

MINUTES:

November 18, 2010

Mr. Villano moved to approve the minutes of the November 18, 2010 meeting; Mr Cappucci seconded the motion; the Board members voted as follows:

Hannon – aye Genovese – aye Clark – aye Cappucci – aye Villano – aye

CORRESPONDENCE: Connecticut Federation of Planning & Zoning Agencies
Newsletter Fall 2010

ADJOURN:

There being no further business, Mr. Cappucci moved to adjourn; Mr. Hannon seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:55 PM.