

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

Meeting of the Zoning Board of Appeals held on Thursday, October 20, 2011 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 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
Mary Jane Mulligan, Alternate
Cheryl A. Juniewicz, Alternate
Walter M. Spader, Jr., 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.

PUBLIC HEARINGS:

Mr. Clark read the call for the first Public Hearing.

1. #11-26 Application of Pasquale and Gina Porto, Owners and Applicants, relative to 15 Oakwood Drive, (Map 74, Lot 75), per Section 2.1.1.9, requesting a side yard variance of 4.3' to permit a site yard setback of 5.7' where 10' is required, and requesting a side yard aggregate variance of 3.5' to permit an aggregate side yard of 26.5' where 30' is required. R-20 Zoning District.

Mr. Pasquale Porto presented the application to permit a single story addition onto the rear of an existing garage. The Board asked questions and Mr. Porto responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #11-26 Application of Pasquale and Gina Porto, Owners and Applicants, relative to 15 Oakwood Drive.

Mrs. Genovese moved to approve the application for the purpose of discussion; Mr. Cappucci 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 limited to this single story addition only.
2. The hardship is underground utilities which prevents the structure from being built elsewhere.

OTHER: None

CEASE AND DESIST ORDERS:

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

59 Potter Road – connex container and hoop shed

-Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist on September 27, 2011 to Mr. & Mrs. Dennis Tondalo.

62 Bishop Street – storage of waste material

-Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist Order on September 28, 2011 to Mr. & Mrs. James Cacace.

8 Cindy Lane – storage of junk and unregistered motor vehicles

-Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist Order on October 6, 2011 to Mr. & Mrs. Wayne Nolan.

MINUTES:

September 15, 2011

Mr. Cappucci moved to approve the minutes of the September 15, 2011 meeting; Mr. Villano seconded the motion; the Board members voted as follows:

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

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:50 PM.