

APPROVED 3-15-12
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, January 19, 2012 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman

Donald F. Clark, Secretary

Joseph P. Villano

William D. O'Hare, Alternate, sitting for Joseph A. Cappucci

Jacob M. Piekarski, Alternate, sitting for Caren M. Genovese

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman

Joseph A. Cappucci

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

A2-SURVEY WAIVERS:

1. #ZBA/A2W-12-01 Application of Heike Severine, Owner, relative to 18 Janet Drive, (Map 42, Lot 96), seeking waiver of the A2 survey application requirement.

Mrs. Heike Severine, owner, presented the application for a waiver of the A2 survey for a shed that is located approximately 4' from the property line and for a commercial vehicle violation. Mr. Hannon suggested moving the shed two feet in order to conform with the regulations or submit an A2-survey to clarify the exact location of the property line. Mr. Hannon also reiterated the necessity of applying for a variance for the keeping of a commercial vehicle in a residential zone. The Board asked questions and Mrs. Severine and Mr. Izzo responded. Mrs. Severine then submitted Exhibits A through D to the Board.

PUBLIC HEARINGS:

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

- 1. #12-01 Application of Anthony Spadacenta, Owner and Applicant, relative to 37 Marlen Drive, (Map 58, Lot 16), Per Section 2.1.1.9, requesting a front yard variance of 9’ to allow a front yard setback of 41’ where 50’ is required. R-20 Zoning District.

Mr. Anthony Spadacenta, owner and applicant, presented the application to allow a front yard setback of 41’ where 50’ is required for the construction of a 24’ x 36’ addition for additional bedroom space. The Board asked questions and Mr. Spadacenta responded. Then he submitted Exhibits A through C to the Board.

Mr. Hannon asked for public comment:

Public comment:

- 1. Frank Spadacenta spoke in favor of the application.

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

DELIBERATION SESSION:

A2-SURVEY WAIVERS:

- 1. #ZBA/A2W-12-01 Application of Heike Severine, Owner, relative to 18 Janet Drive.

Mr. Villano moved to deny the waiver of the A2 survey requirement for the shed and to waive the A2 survey requirement for the commercial vehicle; Mr. O’Hare seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Villano – aye O’Hare – aye Piekarski - aye

PUBLIC HEARINGS:

- 1. #12-01 Application of Anthony Spadacenta, Owner and Applicant, relative to 37 Marlen Drive.

Mr. Clark moved to approve the application for the purpose of discussion; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Villano – aye O’Hare – aye Piekarski - aye

In approving the application the Board stated the following:

- 1. The variance is limited to the work of this proposed plan and with the roof line remaining the same as the existing roof.
- 2. The hardship is the location of the State’s drainage ditch on the property and the shape of the property.

OTHER: None

CEASE AND DESIST ORDERS:

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

480 Valley Service Road – Violation of Section 10.1 of the Planning & Zoning Regulations for failing to meet conditions of the site plan approval requirement.

Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist Order on January 3, 2012.

231 Bassett Road - Connex containers and commercial vehicle violations

Mr. Hausman, Zoning Enforcement Officer, stated that the owners of the property are in the process of complying.

19 Country Way – Commercial vehicle violation

Mr. Hausman, Zoning Enforcement Officer, stated that the commercial vehicle has been removed from the property.

CORRESPONDENCE: None

MINUTES:

December 15, 2011

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

Hannon – aye Clark – aye Villano – aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:05 PM.