

APPROVED 10-18-12
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, September 20, 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
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph A. Cappucci
Joseph P. Villano

MEMBERS ABSENT:

William D. O'Hare, Alternate
Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandra 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, he 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:

Mr. Clark read the call for the first A2 Survey Waiver.

1. A2W-12-02 Application of Emily Taylor, Owner, Tammy Segal, Applicant, relative to 70 Round Hill Road, (Map 50, Lot 148), seeking a waiver of the A2 survey application requirement.

The applicant was not present at this meeting.

Mr. Clark read the call for the second A2 Survey Waiver.

2. A2W-12-03 Application of Carmen C. Alvarado, Owner and Applicant, relative to 5 Ridgewood Avenue, (Map 25, Lot 63), seeking a waiver of the A2 survey application requirement.

Attorney Marjorie Shansky, representing the owner, presented the application for a waiver of the A2 Survey requirement to allow a 6' high fence where only a 3' high fence is permitted on a corner parcel. The Board asked questions and Attorney Shansky responded.

PUBLIC HEARINGS:

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

1. #12-20 Application of Linda Nielsen, Owner and Applicant, relative to 15 Sachem Drive, (Map 69, Lot 113), per Section 2.1.1.9, requesting a side yard variance of 15' to allow a side yard setback of 10' where 25' is required. R-40 Zoning District.

Mrs. Kim Natoli, the applicant's daughter, presented the application for a side yard variance of 15' where 25' is required for the construction of a detached, two car garage. The Board asked questions and Mrs. Natoli responded.

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

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

2. #12-22 Application of Paul Guarniere, Applicant, Charlotte Januska, Owner, relative to 201 Wayland Street, (Map 41, Lot 66), per Section 2.1.1.9, requesting a side yard variance of 5' to allow a side yard setback of 5' where 10' is required. R-12 Zoning District.

Mr. Paul Guarniere, applicant, presented the application for a side yard variance of 5' where 10' is required to allow widening the existing garage 5 feet so the owner's car door can be fully opened to allow the owner to exit and enter her car more safely. The Board asked questions and Mr. Guarniere responded.

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

DELIBERATION SESSION:

A2-SURVEY WAIVERS:

1. A2W-12-02 Application of Emily Taylor, Owner, Tammy Segal, Applicant, relative to 70 Round Hill Road.

Mrs. Genovese moved to deny the application without prejudice; Mr. Cappucci seconded the motion. The Commission voted as follows:

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

The application was denied without prejudice.

2. A2W-12-03 Application of Carmen C. Alvarado, Owner and Applicant, relative to 5 Ridgewood Avenue, (Map 25, Lot 63), seeking a waiver of the A2 survey application requirement.

Mr. Clark moved to waive the A2 Survey Requirement; Mr. Cappucci seconded the motion. The Commission voted as follows:

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

PUBLIC HEARINGS:

1. #12-20 Application of Linda Nielsen, Owner and Applicant, relative to 15 Sachem Drive.

Mr. Villano moved to approve the application for the purpose of discussion; Mr. Clark 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 request is reasonable.
 2. This 24' x 24' garage is limited to a one story structure only.
 3. The use of the garage is limited to vehicles and storage only.
 4. The variance is limited to the work of this proposal only.
 5. The hardship is that the location for the garage is limited due to the existing pool.
2. #12-22 Application of Paul Guarniere, Applicant, Charlotte Januska, Owner, relative to 201 Wayland Street.

Mr. Clark moved to approve the application for the purpose of discussion; Mr. Villano 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 modest.
2. The variance is limited to the work of this proposed addition only.

OTHER: None

CEASE AND DESIST ORDERS: None

CORRESPONDENCE: None

MINUTES:

August 16, 2012

Mr. Clark moved to approve the minutes of the August 16, 2012 meeting; Mr. Villano seconded the motion. The Board voted as follows:

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

ADJOURN:

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