

**APPROVED 5-16-13**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, April 18, 2013 at the Mildred A. Wakeley Community and Recreation Center in Room #2 at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano  
Joel I. Rudikoff

**MEMBERS ABSENT:**

William D. O'Hare, Alternate  
Jacob M. Piekarski, Alternate  
Michelle L. Bonora, Alternate

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:31 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. 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. Then, Mr. Fredricksen, Land Use Administrator, stated that application #13-05 is postponed to the May 16, 2013 meeting.

**A2-SURVEY WAIVER:**

Mr. Clark read the call for the A-2 Survey Waiver.

1. A2W-13-01 Application of Raymond Esterheld, Owner and Applicant, relative to 2 Roberta Road, (Map 74, Lot 239), seeking a waiver of the A2 survey application requirement.

Mr. Raymond Esterheld presented the A-2 Survey Waiver application. He stated that he would like to keep this existing 4' high fence located in his front yard and that the fence does not abut any of the neighboring properties. Mr. Fredricksen, Land Use Administrator stated that he does not see any issue with the location of the fence. The Board asked questions and Mr. Esterheld and Mr. Hausman, Zoning Enforcement Officer, responded.

**PUBLIC HEARINGS:**

1. #13-05 Application of Bhavna Patel, Applicant, Navin Patel, Owner, relative to 11 Revere Road, (Map 81, Lot 40), per Section 2.1.1.9, requesting a front yard variance of 8' to permit a front yard setback of 42' where 50' is required. R-40 Zoning District.

This application has been postponed to the May 16, 2013 meeting.

**DELIBERATION SESSION:**

**A2-SURVEY WAIVER:**

1. A2W-13-01 Application of Raymond Esterheld, Owner and Applicant, relative to 2 Roberta Road, (Map 74, Lot 239), seeking a waiver of the A2 survey application requirement.

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

Hannon – aye Genovese – aye Clark – aye Villano – aye Rudikoff - aye

The application was approved.

**OTHER:** None

**CEASE AND DESIST ORDERS:**

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

- 37 Nettleton Avenue – Conducting a wood processing business without zoning approval. A Cease & Desist Order was sent on March 11, 2013.
- 156 State Street – Storage of commercial trailers on property. A Cease & Desist Order was sent on March 20, 2013.
- 62 Bishop Street – Dumpster violation and commercial use in a residential zone. A Cease & Desist was sent on March 22, 2013.
- 18 Janet Drive – Non-permitted truck and shed encroachment. A Cease & Desist was sent on March 25, 2013.
- 2015 Whitney Avenue – Construction of a structure without zoning approval. A Cease & Desist was sent on April 15, 2013.

**CORRESPONDENCE:** - None

**MINUTES:**

February 21, 2013

Mr. Clark moved to approve the minutes of the February 21, 2013 meeting; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Villano – aye

**ADJOURN:**

There being no further business, Mr. Villano moved to adjourn; Mrs. Genovese seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:47 PM.