

**APPROVED 11-21-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, October 17, 2013 at the Mildred A. Wakeley Community & 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
William D. O'Hare, Alternate
Michelle L. Bonora, Alternate

MEMBERS ABSENT:

Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur M. Hausman, 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. 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:

1. A2W-13-02 Application of Jennifer Stevens, applicant, Tri-Capita Investment Group, LLC, Owner, relative to 525 Washington Avenue, (Map 95, Lot 13), seeking a waiver of the A2 survey application requirement.

The applicant was not present at this meeting.

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

2. A2W-13-03 Application of James Bennett, Applicant and Owner, relative to 35 Monroe Street, (Map 74, Lot 11), seeking a waiver of the A2 survey application requirement.

Mr. James Bennett, applicant and owner, presented the application seeking a waiver of the A2 survey requirement to permit a fence height of 6' where a height of only 3' is permitted. The fence has been on the property for 27 years. The Board asked questions and Mr. Bennett responded.

DELIBERATION SESSION:

1. A2W-13-02 Application of Jennifer Stevens, applicant, Tri-Capita Investment Group, LLC, Owner, relative to 525 Washington Avenue.

Mrs. Genovese moved to deny the application due to the applicant's inability to be present at two prior meetings; Mr. Rudikoff seconded the motion. The Board voted as follows:

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

The application was denied.

2. A2W-13-03 Application of James Bennett, Applicant and Owner, relative to 35 Monroe Street.

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

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

The application was approved.

OTHER: None

CORRESPONDENCE: - Cease & Desist Orders – (4 total)

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

- CT Federation of Planning & Zoning Agencies

MINUTES:

September 19, 2013

Mr. Clark moved to approve the minutes of the September 19, 2013 meeting; Mr. Villano seconded the motion. The Board voted as follows:

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

The Board requested that Attorney Jennifer Coppola be asked to clarify any impacts from the recent changes to State Statute 8-13a prior to next month's meeting.

ADJOURN:

There being no further business, Mr. Rudikoff moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:44 PM.