

APPROVED 3-20-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, February 20, 2014 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 P. Villano
Jacob M. Piekarski, Alternate, sitting for Joel I. Rudikoff

MEMBERS ABSENT:

Joel I. Rudikoff
William D. O'Hare, 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 7:30 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 WAIVER:

1. #A2W-14-01 Application of James Bennett, Owner and Applicant, relative to 35 Monroe Street, (Map 74, Lot 11), seeking a waiver of the A2 survey application requirement.

Mr. Bennett, owner, presented the application seeking a waiver of the A2 Survey application requirement to allow a vehicle exceeding a ¾ ton capacity in a residential zone. The Board asked questions and Mr. Bennett responded.

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

Hannon – aye Clark – aye Genovese – aye Villano – aye Piekarski – aye

The application was approved.

PUBLIC HEARING:

Mr. Clark read the call for the first Public Hearing

1. #14-02 Application of Fastsigns of North Haven, Applicant, Gaylord Wellness Associates, LLC and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street, (Map 51, Lot 6) and 158 State Street (Map 51, Lot 7) per section 8.8.3 requesting a sign area variance of 68 square feet to permit a sign area of 80 square feet where 12 square feet is permitted, and per Section 8.8.7.2 (3) requesting a 10' aggregate girth variance to permit sign support posts of 16' girth where a 6' girth is permitted, and requesting an additional sign area variance of 15 square feet to permit a sign area of 48 square feet where 33 square feet is permitted and requesting an additional 6' aggregate girth variance to permit a sign support of 12' girth where a 6' girth is permitted. CB-40/0-12 Zoning Districts.

Mr. Dave Homer of Fastsigns, 310 Washington Avenue, North Haven and Mr. John Kulik of Casle Developers presented the variance application to permit larger illuminated signs for better visibility at 8 Devine Street and 158 State Street. The Board asked questions and Mr. Homer, Mr. Kulik and Mr. Fredricksen responded.

Mr. Hannon asked for public comment.

Public Comment:

1. Sherman Katz, 40 Sherwood Drive, would have liked to have seen a larger visual of the proposed signs. He wants to make sure that oncoming traffic on State Street can still be seen. He stated that the signs will look nice and he is fine with them.
2. Jay Bard, 24 Sherwood Drive, asked questions regarding the location of the sign. He also asked how the proposed signage will indicate the location of the buildings on this site. He stated that illuminated signs are necessary for better visibility.
3. Ken Aldrich, Hospital Director of the Veterinary Center, spoke in favor of the proposed signs.

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

DELIBERATION SESSION:

PUBLIC HEARING:

2. #14-02 Application of Fastsigns of North Haven, Applicant, Gaylord Wellness Associates, LLC and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street, (Map 51, Lot 6) and 158 State Street.

Mr. Villano moved to approve the application for the purpose of discussion; Mr. Clark seconded the motion.

Mrs. Genovese moved to rescind the previous motion and moved to approve the application; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye Piekarski – aye

The application was approved.

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The Board required that all of the dimensions provided on the plans submitted on January 28, 2014 be followed.

OTHER: None

CORRESPONDENCE: - Cease & Desist Orders – (2 total)
- CT Federation of Planning & Zoning Agencies, Newsletter
- CT Federation of Planning & Zoning Agencies, Invitation

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

MINUTES:

December 19, 2013

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

Hannon – aye Genovese – aye Clark – aye Villano – aye Piekarski – 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 8:31 PM.