

APPROVED 8-21-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, July 17, 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
Joel I. Rudikoff
William D. O'Hare, Alternate

MEMBERS ABSENT:

Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura Magaraci, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:33 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-14-02 Application of Patricia E. Dotson, Owner and Applicant, relative to 486 Clintonville Road, (Map 69, Lot 69), seeking a waiver of the A2 survey application requirement.

Ms. Patricia Dotson, owner, presented the application for a waiver of the A-2 Survey application requirement. Mr. Fredricksen asked the Board if an A-2 survey of this property used for a previous application could be used for this application. The Board stated that it would be sufficient. The Board asked questions and Ms. Dotson responded.

Mrs. Genovese moved to approve the waiver of the A-2 Survey application requirement; Mr. Rudikoff seconded the motion. The Commission voted as follows:

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

PUBLIC HEARINGS:

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

1. #14-13 Continuation of the application of Nicolía’s LLC, Applicant and Owner, relative to 99 Stoddard Avenue, (Map 59, Lot 28) per Section 8.7.1, requesting a variance of the required 50’ greenbelt adjacent to the Quinnipiac River to permit the installation of a two-track railroad siding. IL-80 Zoning District.

Attorney Timothy Lee of Fasano, Ippolito and Lee presented the application to allow a variance of the required 50’ greenbelt adjacent to the Quinnipiac River to permit the installation of a two-track rail. Attorney Lee submitted a site plan of the property, Exhibit B and an article pertaining to Environmental Benefits from Freight Rail Infrastructure, Exhibit C. Mr. Rudikoff stated that he has environmental impact concerns. The Board asked further questions and Attorney Lee, Mr. John Gilmore, P.E. of Milone and MacBroom and John Scimeca of Nicolock responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

1. #14-13 Continuation of the application of Nicolía’s LLC, Applicant and Owner, relative to 99 Stoddard Avenue.

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

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

The application was approved.

In approving the application, the Board stated the following:

1. The variance will bring the property closer to conformity with the greenbelt requirement.
2. Truck traffic will be reduced.
3. The variance will enable the relocation of the existing non-conforming sand, stone, and other material storage bins to a location out of the required greenbelt.

CORRESPONDENCE: 2015 Meeting Dates

Mr. Clark moved to approve the Zoning Board of Appeals 2015 Meeting Dates; Mr. Villano seconded the motion. All were in favor.

MINUTES:

June 19, 2014

Mr. Clark moved to approve the minutes of the June 19, 2014 meeting.

Mr. Clark moved to amend the motion to include modifications made by Mrs. Genovese; Mr. Rudikoff seconded the motion. The Board voted as follows:

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

ADJOURN:

There being no further business, Mr. Rudikoff moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:43 PM.