

APPROVED 11-20-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, October 16, 2014 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff
William D. O'Hare, Alternate, sitting for Caren M. Genovese

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman
Jacob M. Piekarski, Alternate
Robert A. Lockery, 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 7:35 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. Mr. Hannon stated that application #14-22, 1 North Gate Lane, has been postponed to the November 20, 2014 meeting.

PUBLIC HEARINGS:

1. #14-22 Application of Chris & Wendy Sherman, Applicants & Owners, relative to 1 North Gate Lane, (Map 89, Lot 24) per Section 2.1.1.9, requesting a front yard setback variance of 16.77' to permit a front yard setback of 33.23' where 50' is required. R-40 Zoning District.

This application has been postponed to the November 20, 2014 meeting.

Mr. Clark read the call for the Public Hearing.

2. #14-23 Application of Phil Brudz, Applicant, 44 Montowese Ave LLC, Owner, relative to 44 Montowese Avenue, (Map 16, Lot 50) per Section 5.1.2, requesting a front yard setback variance of 11.1' to permit a front yard setback of 63.9' where 75' is required, and per section 8.3.3.1 requesting an approval to enlarge an existing, non-conforming building. IL-30 Zoning District.

Attorney Joe Porto of Parrett, Porto, Parese and Colwell, located in Hamden, Connecticut, presented the application to construct an 11' x 39' greenhouse to the rear of the existing structure. The greenhouse will be attached to the existing building on the property but located within the front yard setback. The Commission asked questions and Mr. Phil Brudz, applicant, and Attorney Porto responded.

Mr. Hannon asked for public comment.

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

DELIBERATION SESSION:

2. #14-23 Application of Phil Brudz, Applicant, 44 Montowese Ave LLC, Owner, relative to 44 Montowese Avenue.

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

Hannon – aye Clark – aye Villano – aye Rudikoff – aye O'Hare - aye

The application was approved.

In approving the application, the Board stated the following:

1. The hardship is the Town's changing of the Zoning District for this property.
2. The request is minimal.

CORRESPONDENCE: None

MINUTES:

August 21, 2014

Mr. Villano moved to approve the August 21, 2014 minutes; Mr. O'Hare seconded the motion. The Board voted as follows:

Hannon – aye Villano – aye O'Hare – aye

ADJOURN:

There being no further business, Mr. Villano moved to adjourn; Mr. Rudikoff seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:50 PM.