

APPROVED 10-15-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, September 17, 2015 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

MEMBERS ABSENT:

Joel I. Rudikoff
William D. O'Hare, Alternate
Jacob M. Piekarski, Alternate
Robert A. Lockery, Alternate

TOWN PERSONNEL:

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

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer

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. 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-15-04 Application of Raymond Saracco, Applicant and Owner, relative to 20 Vista Road, (Map 50, Lot 189), seeking a waiver of the A-2 survey application requirement. R-20 Zoning District.

This application has been postponed to the October 15, 2015 meeting.

PUBLIC HEARINGS:

1. #15-03 Application of Dennis and Wanda Tondalo, Applicants and Owners, relative to 59 Potter Road, (Map 30, Lot 103) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated March 16, 2015. R-40 Zoning District.

Mrs. Genovese moved to deny the appeal without prejudice; Mr. Clark seconded the motion. The Board voted as follows:

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

Mr. Clark, Secretary, read the call for the Public Hearing.

2. #15-14 Application of Edificio, LLC, Applicant, Chris and Lauren Raffone, Owners, relative to 27 Marlborough Road, (Map 50, Lot 95) per Section 2.1.1.9, requesting a front yard variance of 10’ to permit a front yard setback of 40’ where 50’ is required. R-20 Zoning District.

Architect Paul Fioretti of Edificio, LLC presented the application for Chris and Lauren Raffone, owners, to permit a front yard setback of 40’ where 50’ is required for the construction of a 760 square feet, single-story addition on a non-conforming building. The Board asked questions and Mr. Fioretti responded.

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

DELIBERATION SESSION:

PUBLIC HEARING:

2. #15-14 Application of Edificio, LLC, Applicant, Chris and Lauren Raffone, Owners, relative to 27 Marlborough Road

Mr. Villano 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

The application was approved.

In approving the application, the Board stated the following:

1. The hardship is having two front yards.
2. The house predates zoning and is non-conforming.

OTHER:

2016 Zoning Board of Appeals Meeting Dates

Mr. Clark moved to approve the 2106 Zoning Board of Appeals Meeting Dates; Mr. Villano seconded the motion. The Board voted as follows:

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

CORRESPONDENCE: Connecticut Federation of Planning and Zoning Agencies Newsletter

MINUTES:

July 16, 2015

Mr. Villano moved to approve the July 16, 2015 minutes; Mrs. Genovese seconded the motion. The Board voted as follows:

Hannon – aye Genovese – 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 7:45 PM.