

APPROVED 11-19-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, October 15, 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
William D. O'Hare, Alternate, sitting for Robert F. Hannon
Jacob M. Piekarski, Alternate, sitting for Joel I. Rudikoff
Robert A. Lockery, Alternate, sitting for Joseph P. Villano

MEMBERS ABSENT:

Joseph P. Villano
Joel I. Rudikoff

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 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he stated that application #A2W-15-04, 20 Vista Road, has been withdrawn by the applicant, and that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members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This application has been withdrawn by the applicant.

PUBLIC HEARING:

Mr. Clark read the call for the Public Hearing then, Mr. Hannon recused himself from this application and Mr. O’Hare sat.

- 1. #15-16 Application of William Polinski, Applicant and Owner, relative to 145 Kings Highway, (Map 88, Lot 32) per Section 2.1.1.9, requesting a side yard variance of 10’ to permit a side yard setback of 15’ where 25’ is required. R-40 Zoning District.

Mr. William Polinsky, applicant and owner, presented the application to permit a side yard setback of 15’ where 25’ is required for the construction of an approximately 24’ x 24’ detached, two car garage. Then he submitted two photographs of his property as Exhibit A. He stated that the locations of the well, propane tank, and a mature tree that provides shade limit where the garage could be located. The Board asked questions and Mr. Polinsky responded.

Mrs. Genovese asked for public comment.

Public Comment:

- 1. Laurie-Jean Hannon, 26 Highland Park Road, stated that she is an abutter of the applicants and is in favor of the application.

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

DELIBERATION SESSION:

PUBLIC HEARING:

- 1. #15-16 Application of William Polinski, Applicant and Owner, relative to 145 Kings Highway.

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

Genovese – aye Clark – aye O’Hare – aye Piekarski – aye Lockery – aye

The application was approved.

In approving the application, the Board stated the following:

- 1. The locations of the well, propane tank, and a mature shade tree that limit where the garage could be located are the hardships.
- 2. The variance request is not excessive and the garage conforms with the neighborhood.
- 3. The variance is limited to this proposed 24’ x 24’ garage only.

OTHER: None

CORRESPONDENCE: Cease and Desist Order Lift, 59 Potter Road

Mr. Fredricksen reviewed the correspondence with the Board.

MINUTES:

September 17, 2015

Mrs. Genovese moved to approve the September 17, 2015 minutes; Mr. Clark seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye

ADJOURN:

There being no further business, Mr. Lockery moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:43 PM.