

**APPROVED 2-18-16**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, January 21, 2016 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  
A. J. Wambolt

**MEMBERS ABSENT:**

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 7:30 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. Mr. Hannon stated that application #15-22, 101 Powdered Metals Road, has been postponed to the February 18, 2016 meeting.

**A2-SURVEY WAIVER:**

Mr. Clark, Secretary, read the call for the first A2-Survey Waiver.

1. #A2W-15-06 Application of Marian Echevarria, Applicant and Owner, relative to 10 May Street, (Map 52, Lot 55), seeking a waiver of the A-2 survey application requirement. R-20 Zoning District.

Marian Echevarria, applicant and owner, presented the A-2 Waiver application to permit a 1,200 square feet addition on the right side of the house. The Board asked questions and Ms. Echevarria responded.

**PUBLIC HEARINGS:**

1. #15-22 Application of Mike Zulawski, Applicant, MKZ Investments, LLC, Owner, relative to 101 Powdered Metals Road, (Map 37, Lot 124), per Section 5.2.1.53, requesting a variance to permit a Scrap Yard/Automobile Junk Yard Dealer in an IL-80 zoning district where none are permitted. IL-80 Zoning District.

This application has been postponed to the February 18, 2016 meeting.

Mr. Clark read the call for the Public Hearing.

2. #15-23 Application of Gail Marinuzzi, Applicant and Owner, relative to 36 Bailey Road, (Map 53, Lot 118), per Section 2.1.1.9, requesting a front yard variance of 25' to permit a front yard setback of 25' where 50' is required and requesting a maximum building coverage variance of 5% to permit a building coverage of 25% where a maximum of 20% is permitted. R-20 Zoning District.

Gail Marinuzzi, applicant and owner, and Anthony Ceneri, presented the application to permit the enclosure of an entranceway between the garage and the house. The Board asked questions and Mrs. Marinuzzi responded.

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

**DELIBERATION SESSION:**

**A2-SURVEY WAIVER:**

1. #A2W-15-06 Application of Marian Echevarria, Applicant and Owner, relative to 10 May Street.

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

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

**PUBLIC HEARING:**

2. #15-23 Application of Gail Marinuzzi, Applicant and Owner, relative to 36 Bailey Road.

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

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

The application was approved.

In approving the application, the Board stated the following:

1. The request is minimal.
2. The hardship is that the house and lot are non-conforming and predate the zoning regulations.

**OTHER:** None

**CORRESPONDENCE:** None

Laura Magaraci, Zoning Enforcement Officer, updated the Board on current zoning violations.

**MINUTES:**

December 17, 2015

Mr. Villano moved to approve the December 17, 2015 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Genovese moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:55 PM.