

APPROVED 6-16-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, May 19, 2016 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2, at 7:30 PM.

MEMBERS PRESENT:

Caren M. Genovese, Vice Chairman
Joseph P. Villano
A. J. Wambolt
William D. O'Hare, Alternate
Robert A. Lockery, Alternate

MEMBERS ABSENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

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

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer

AGENDA:

Ms. Caren Genovese, Vice Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and the clerk. Then, she 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.

PUBLIC HEARINGS:

1. #16-03 Application of American Sign Inc., Applicant, North Haven Holdings, LP, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2), per Section 8.8.7.2 (3) requesting a variance to permit a fifth free standing sign where four (4) have been permitted and a sign area variance of 32 square feet to permit a sign area of 72 square feet where 40 square feet is permitted and a sign setback variance of 24 feet to permit a sign setback of one (1) foot where 25' is required and requesting a 6' aggregate girth variance to permit sign support posts of 12' girth where 6' girth is permitted.

Also, per Section 8.8.7.2 (3) requesting a sign area variance of 40 square feet to enlarge an existing 180 square feet sign to 220 square feet. IL-80 Zoning District.

This application has been postponed to the June 16, 2016 meeting.

Mr. Joseph Villano, Acting Secretary, read the call for the Public Hearing.

2. #16-04 Application of Mirian Echevarria, Applicant and Owner, relative to 10 May Street, (Map 52, Lot 55), per Section 2.1.1.9, requesting a front yard variance of 21' to permit a front yard setback of 29' where 50' is required. R-20 Zoning District.

Ms. Mirian Echevarria, applicant and owner, presented the application to permit a front yard setback of 29' where 50' is required. The Board asked questions and Ms. Echevarria responded. Christopher Blake, the applicant's general contractor, spoke and provided a proposed front elevation for the house, marked Exhibit A.

Ms. Genovese asked for public comment.

Public Comment:

1. Ann Springer of Chapel Hill Road asked what the variance was for since she just only recently received the notification letter. After the explanation she had no objection to the requested variance.

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

DELIBERATION SESSION:

PUBLIC HEARING:

2. #16-04 Application of Mirian Echevarria, Applicant and Owner, relative to 10 May Street.

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

Genovese – aye O'Hare – aye Villano – aye Wambolt – aye Lockery - aye

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to this proposed addition only.
2. The house predates zoning.
3. The addition will be no closer to the road than the existing house so it will not increase the non-conformity.

OTHER: None

CORRESPONDENCE: CT Federation of Planning and Zoning Agencies Newsletter,
Spring 2016

MINUTES:

March 17, 2016

Mr. Villano moved to approve the March 17, 2016, 2016 meeting minutes; Mr. Lockery seconded the motion. The Board voted as follows:

Genovese– aye O’Hare – aye Villano – aye Wambolt – aye Lockery - aye

ADJOURN:

There being no further business, Mr. Lockery moved to adjourn; Mr. O’Hare seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:41 PM.