

APPROVED 7-21-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, June 16, 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
Donald F. Clark, Secretary
Caren M. Genovese, Vice Chairman
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 7:33 PM and introduced the members of the Board, the Town staff, and the stenographer. 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.

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' 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, and requesting an aggregate sign area variance to permit an aggregate sign area of 666 square feet where a maximum of 80 square feet is permitted. IL-80 Zoning District.

This application has been postponed to the July 21, 2016 meeting.

Mr. Clark read the call for the Public Hearing.

2. #16-05 Application of Alyssa Andreucci, Applicant and Owner, relative to 33 Central Avenue, (Map 60, Lot 118), per Section 2.1.1.9, requesting a side yard variance of 4.8' to permit a side yard setback of 9' where 13.8' is required and requesting an aggregate side yard variance of 4.8' to permit an aggregate side yard setback of 25.2' where 30' is required. R-20 Zoning District.

Mr. Robert Mangino, Architect, and Alyssa Andreucci, applicant and owner, presented the application to permit a side yard setback of 9' where 13.8' is required and an aggregate side yard of 25.2 where 30' is required for the construction of a new two car garage and a breezeway. He stated that the house predates zoning and this project will bring the home closer to conformity. The Board asked questions and Mr. Mangino responded.

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

DELIBERATION SESSION:

PUBLIC HEARING:

2. #16-05 Application of Alyssa Andreucci, Applicant and Owner, relative to 33 Central Avenue.

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

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

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to this proposed addition only with no living space above the garage.
2. The house predates the zoning regulations.
3. The addition will not increase the non-conformity and conforms to the neighborhood.

OTHER: None

CORRESPONDENCE: None

MINUTES:

May 19, 2016

Mr. Wambolt moved to approve the May 19, 2016 meeting minutes; Mr. Villano seconded the motion. The Board voted as follows:

Genovese– aye Villano – aye Wambolt – aye

ADJOURN:

There being no further business, Mr. Villano moved to adjourn; Mr. Wambolt seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:46 PM.