

***DRAFT***  
**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 21, 2021 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

**MEMBERS PRESENT:**

Carolyn A. Yaccarino, Chairman  
Donald F. Clark, Vice Chairman  
Joseph P. Villano, Secretary  
Andy Gorry  
Kenneth Quick, Alternate, sitting

**MEMBERS ABSENT:**

A.J. Wambolt  
Luigi Coppola Sr., Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Laura A. Magaraci, Zoning Enforcement Officer  
Jennifer Coppola, Town Counsel  
William Ryan, Town Attorney  
Pam Miller, Clerk

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 7:31 PM and introduced the members of the Board and Town staff. She then 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 HEARING:**

Mr. Villano read the call for the first Public Hearing:

1. #21-18 Special Permit Application of The Peterbilt Store CT LLC, Applicant, 120 Universal Drive Associates LLC, Owner, relative to 120 Universal Drive, (Map 11, Lot 1), per Section 8.11.1, seeking a Certificate of Location for a Motor Vehicle Dealer's License. IL-30 Zoning District.

Attorney Barbara Schellenberg, presented the Special Permit application to permit a Motor Vehicle Dealers License for the new owner of The Peterbilt Store CT LLC at 120 Universal Drive.

Ms. Yaccarino asked for public comment.

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

Mr. Villano read the call for the last Public Hearing:

2. #21-19 Application of John A. Parese, Applicant, Todd and Tricia Ricci, Owners, relative to 27 Fallon Drive, (Map 68, Lot 66) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated September 3, 2021. R-20 Zoning District.

Attorney John Parese, with Parrett Porto Parese & Colwell in Hamden, presented the application to appeal the Cease & Desist Order issued by the Zoning Enforcement Officer. He stated that the order demanded that his clients remove a steel storage container from the property. He then presented: Exhibit A, a packet containing a written statement and photos of similar structures on properties in North Haven and stated that they are storing home and personal items in the container.

Owner, Todd Ricci stated that there is no business storage in the container and he presented letters from neighbors: marked Exhibits B, C, D, and E.

Attorney Parese presented two photos, Exhibit F and G.

Laura A. Magaraci, Zoning Enforcement Officer, presented Exhibit 1, a memo from the Town Engineer, emails from the Blight Officer and the former Zoning Enforcement Officer, and aerial maps of the property. She stated that the container is not permitted per the Zoning Regulations.

The Board asked questions and Attorney Parese and Mr. Ricci responded.

Jennifer Coppola, Town Counsel, explained the function of the Board and discussed the option of continuing the application until next month's meeting to allow the Board more time to make it's decision.

Ms. Yaccarino asked for public comment.

1. Kim Carney of 11 Fallon Drive stated that the owners of 27 Fallon Drive take good care of their property and she has no concerns with the container.
2. Alice Palmisano of 39 Fallon Drive has no opposition to the container and she stated that it has been on the property for a long time.

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

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

1. #21-18 Special Permit Application of The Peterbilt Store CT LLC, Applicant, 120 Universal Drive Associates LLC, Owner, relative to 120 Universal Drive.

Mr. Clark moved to approve the application; Mr. Quick seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Quick – aye

In approving the application, the Board stated the following:

1. There will be no changes from the prior owner who operated the same business.
2. #21-19 Application of John A. Parese, Applicant, Todd and Tricia Ricci, Owners, relative to 27 Fallon Drive.

Ms. Yaccarino moved to continue the application; Mr. Villano seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Villano – aye Gorry – aye Quick – aye

The application is continued to the 18 November 2021 meeting.

**OTHER:** None

**ENFORCEMENT ACTIONS:** ZEO Update

Zoning Enforcement Officer, Laura Magaraci briefly updated the Commission on the Enforcement Actions.

**CORRESPONDENCE:** None

**MINUTES:**

- 16 September 2021

Mr. Clark moved to approve the 16 September 2021 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Quick – aye

**ADJOURN:**

There being no further business, Mr. Clark moved to adjourn; Ms. Yaccarino seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 9:06 pm.