

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, February 20, 2020 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
Paul C. Cicarella
A.J. Wambolt
Andy Gorry, Alternate
Kenneth Quick, Alternate

MEMBERS ABSENT: None

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Pam Miller, Clerk

OTHERS PRESENT:

Mary Lee Rydzewski, Court Reporter

AGENDA:

Mr. Freda, First Selectman, presiding over the organizing of the Board opened the meeting at 7:29PM. Then, Mr. Freda asked for a nomination for the office of Chairman of the Zoning Board of Appeals. Mr. Clark nominated Ms. Yaccarino; Mr. Gorry seconded the nomination. There were no further nominations; all were in favor. Ms. Yaccarino was elected Chairman. For the office of Vice Chairman, Mr. Villano nominated Mr. Clark; Mr. Wambolt seconded the nomination. There were no further nominations; all were in favor. Mr. Clark was elected Vice Chairman. Then, Mr. Clark nominated Mr. Villano for the office of Secretary; Ms. Yaccarino seconded the motion. There were no further nominations; all were in favor. Mr. Villano was elected Secretary. Mr. Freda then congratulated all of the elected members and thanked them for their commitment to the Board.

Ms. Yaccarino, Chairman, opened the regular meeting at 7:34 PM and introduced the members of the Board, the Town staff, and the Court Reporter. 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:

1. #20-01 Application of Gabrielle Scirocco, Applicant, LBCD Holdings, LLC, Owner, relative to 2 Linsley Street, (Map 60, Lot 19), per Section 8.3.1.3 requesting approval to expand a nonconforming pet grooming establishment. 0-12 Zoning District.

Michael Colaiacovo of 155 Mueller Drive in Hamden, presented the request to expand the current pet grooming facility. The applicant proposes to lease the adjacent tenant space in order to have more room for dog grooming. The board asked questions and Mr. Colaiacovo responded.

Vanessa Vicino of 232 Montoewese Avenue, employee, stated that the dogs would be more calm if the space was larger.

Gabrielle Scirocco, applicant, discussed a tenant complaint and explained the schedule of the dog grooming operation.

Michelle Northrop, employee, discussed the tenant complaint.

Ms. Yaccarino asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #20-01 Application of Gabrielle Scirocco, Applicant, LBCD Holdings, LLC, Owner, relative to 2 Linsley Street.

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

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Cicarella - aye

In approving the application, the Board stated the following:

1. The business is limited to a maximum of (2) tubs for grooming.
2. Sound deadening floor mats are required throughout the entire space.
3. This is approved for the safety of the groomers, the dogs and the general public.
4. The hardship is as articulated on the applicant’s letter dated December 19, 2019.

OTHER: None

ENFORCEMENT ACTIONS:

Zoning Enforcement Officer, Laura Magaraci updated the Commission on the enforcement action at 370 Sackett Point Road. She stated that a new Cease & Desist order was given to the property owner for illegal signs.

CORRESPONDENCE: None

MINUTES:

- 16 January 2020

Mr. Clark moved to approve the 16 January 2020 meeting minutes; Mr. Gorry seconded the motion. The Board voted as follows:

Clark – aye Villano – aye Gorry – aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Mr. Wambolt seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 8:21 pm.