

***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, December 17, 2020 via videoconference at 6:30 PM.

**MEMBERS PRESENT:**

Carolyn A. Yaccarino, Chairman  
Donald F. Clark, Vice Chairman  
Joseph P. Villano, Secretary  
A.J. Wambolt  
Kenneth Quick, Alternate

**MEMBERS ABSENT:**

Paul C. Cicarella  
Andy Gorry, Alternate

**TOWN PERSONNEL:**

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

**OTHERS PRESENT:** None

**AGENDA:**

Ms. Yaccarino, Chairman, opened the meeting at 6:32 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. #20-20 Application of Baybrook Remodelers Inc., Applicant, Courtney P. Cupples, Owner, relative to 115 Ridgewood Avenue, (Map 25, Lot 32), per Section 2.1.1.9, requesting an aggregate side yard setback variance of 3' to permit an aggregate side yard setback of 22' where 25' is required. R-12 Zoning District.

Mr. Scott Farquharson, presented the variance application to allow the construction of a new deck and a kitchen expansion.

Ms. Yaccarino asked for public comment.

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

2. #20-21 Application of Jeffrey O'Donnell, Applicant, The Animal Haven, Inc., Owner, relative to 89 Mill Road, (Map 46, Lot 36), per Section 8.4.2.3 (2) (b), requesting a variance of 29' to permit a structure for the housing of dogs 21' from a property line where 50' is required. R-40 Zoning District.

This application has been postponed to the January 21, 2020 meeting.

3. #20-22 Application of Barbara J. Rella, Applicant & Owner, relative to 8 Drazen Drive, (Map 55, Lot 26), per Section 2.1.1.9, requesting a side yard setback variance of 6' to permit a side yard setback of 19' where 25' is required. R-40 Zoning District.

This application has been postponed to the January 21, 2020 meeting.

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

4. #20-23 Application of Stephen Minutillo, Applicant & Owner, relative to 18 MacArthur Road, (Map 22, Lot 30), per Section 2.1.1.9, requesting a front yard setback variance of 27.5' to permit a front yard setback of 22.5' where 50' is required; and requesting a side yard setback variance of 4.1' to permit a side yard setback of 15.7' where 19.8' is required; and an aggregate side yard setback variance of 4.1' to permit an aggregate side yard setback of 25.9' where 30' is required. R-20 Zoning District.

Mr. Stephen Minutillo, presented the variance application and stated that due to tree damage to the roof, repairs are necessary. He presented a photo of the home and described the proposed changes. Mr. Clark asked question regarding the footprint of the home, the roof and the front steps and Mr. Minutillo responded.

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:

5. #20-24 Application of Robert E. Vitale, Jr. Applicant & Owner, relative to 22 Melissa Drive, (Map 65, Lot 87), per Section 2.1.1.9, requesting a front yard setback variance of 4.6' to permit a front yard setback of 45.4' where 50' is required. R-20 Zoning District.

Mr. Robert Vitale Jr., presented the variance application and stated that he is proposing to add a roof over the front porch.

The Board asked questions and Mr. Vitale responded.

Ms. Yaccarino asked for public comment.  
There being no public comment, the Public Hearing was closed.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

#20-18 Application of Chintan Patel, Applicant, NHPP, LLC, Owner, relative to 356 Washington Avenue.

Mr. Wambolt moved to deny the application; Mr. Quick seconded the motion. The board voted as follows;

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

In denying the application, the Board stated the following:

1. There is no hardship other than an economic hardship.

1. #20-20 Application of Baybrook Remodelers Inc., Applicant, Courtney P. Cupples, Owner, relative to 115 Ridgewood Avenue.

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

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

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The house pre-dates zoning.

4. #20-23 Application of Stephen Minutillo, Applicant & Owner, relative to 18 MacArthur Road.

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 Quick – aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The house pre-dates zoning.
3. The proposed work is no closer to the street than the existing house and awning.
4. The approving of this application would resolve a safety issue by covering the front steps.

5. #20-24 Application of Robert E. Vitale, Jr. Applicant & Owner, relative to 22 Melissa Drive.

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

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

In approving the application, the Board stated the following:

1. The approving of this application would resolve a safety & medical issue.
2. The request is reasonable.

**OTHER:** None

**ENFORCEMENT ACTIONS:**

Zoning Enforcement Officer, Laura Magaraci stated that she is working on resolving a Cease & Desist order, two changes of use and the Quinnipiac University letter.

**CORRESPONDENCE:** None

**MINUTES:**

- 19 November 2020

Mr. Quick moved to approve the 19 November 2020 meeting minutes; Mr. Wambolt seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Villano – aye Wambolt – aye Quick- aye

**ADJOURN:**

There being no further business, Mr. Villano moved to adjourn; Mr. Quick seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:15 pm.