

**TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, January 7, 2008 at the Mildred L. Wakeley Community & Recreation Center in Room #2 at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Acting Chairman
Douglas Roberts, Secretary
Vern Carlson
Brian Cummings
William O'Hare, Alternate
Antoinetta A. Carmody, Alternate

MEMBERS ABSENT:

Dominic Palumbo, Chairman
John H. Vanacore, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Andy Bevilacqua, Acting Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Acting Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Giulietti then explained the procedures for the public hearing. Mr. Giulietti asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated #P08-21, 1934 Hartford Turnpike is postponed to the February 4, 2008 meeting.

PUBLIC HEARING:

1. #P08-21 Resubdivision Application of Frank Muzio, Sr., Applicant/Owner, for two (2) lots, relative to 1934 Hartford Turnpike, (Map 94, Lot 6). Plan Entitled: Proposed Resubdivision, Parcel "A", 1934 Hartford Turnpike, North Haven, CT. Prepared by John Paul Garcia & Assoc., Dated 10/16/07. Scale 1" = 30'. R-20/R-40 Zoning Districts. Postponed to the February 4, 2008 meeting.

SITE PLANS:

2. #P08-23 Site Plan Application of Ashok Treman, Owner and Applicant, relative to 630 Washington Avenue, (Map 101, Lot 92). Plan Entitled: Dependent Site Plan for Alpine Plaza, LLC, (Existing Conditions Survey), 630 Washington Avenue, North Haven, CT, 06473, Dated 11/28/07, rev. 12/07/07. Scale 1" = 20'. CB-40 Zoning District.

Attorney John Lambert presented the application for a Change of Use from retail to a take out pizza business. The parking will be upgraded and islands are being proposed. Three trees will be removed due to safety concerns and ten new trees are being proposed. Attorney Lambert then discussed the acting town engineer's and Land Use Administrator's comments with the Commission. Ashok Treman, owner, answered questions from the Commission. Mr Giulietti asked about irrigation, drainage, and upgrading the site; including lighting. Mrs. Treman and Attorney Lambert responded to Mr. Giulietti. The Commission asked a few more questions and Attorney Lambert responded.

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

SITE PLANS:

2. #P08-23 Site Plan Application of Ashok Treman, Owner and Applicant, relative to 630 Washington Avenue.

Mr. Carlson moved to approve the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Carmody - aye

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None

OTHER:

Pine Hill Estates:

Mr. Giulietti is asking that Mr. Pellegrino be contacted regarding the status of the land conveyance to the town.

511 Quinnipiac Avenue:

Mr. Giulietti would like the owners to let the Commission know if they still want the trees. Mr. Bob Burns, Engineer II, stated that the owners do not want the trees and they were given back to the developer. Mr. Giulietti would like Mr. Burns to send a letter to the owners asking them to respond, by the next meeting, if they have any interest in planting the trees.

415 Washington Avenue Partners, LLC:

The Commission scheduled deliberations for 415 Washington Avenue Partners, LLC for Tuesday, January 22, 2008 at 7:00 PM.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

Covidien (U.S. Surgical Corp.) – Review

Mr. John Zyrlis of TPA Design Group reviewed remaining bonds, addressed outstanding conditions regarding 195 McDermott Road and what would be included on the Master Plan.

Mr. Roberts moved to release the following bonds for 195 McDermott Road; P91-57, P91-61, P91-88, P92-100, P92-12, P92-13, P92-4, P92-50, P92-76, P93-21.

Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Carmody – aye

#P03-35, 67 Sackett Point Road

Mr. Roberts moved to release the bond for P03-35, 67 Sackett Point Road in the amount of \$12,000.00; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Carmody – aye

#P06-61, 11 Peck Street

Mr. Giulietti moved to deny the release of bond #P06-61, 11 Peck Street, in the amount of \$25,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Carmody – aye

#P04-19, #P04-73, 319 Washington Avenue

The bond release request for #P04-19, #P04-73, 319 Washington Avenue, was withdrawn by the applicant.

#P05-48, 1915 Hartford Turnpike

Mr. Carlson moved to release the bond for #P05-48, 1915 Hartford Turnpike, in the amount of \$20,000.00; Mrs. Carmody seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Carmody – aye

#P04-3, 419 Washington Avenue

Mr. Carlson moved to release the bond for P04-3, 419 Washington Avenue, in the amount of \$5,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Carmody - aye

CHANGE OF USE:

510 Washington Avenue – Change of Use from retail to a salon.

Kate Young, owner, stated that the new business will be a hair salon with a photography studio in back. There will be four stylists and one photographer. Staff will park in the back of the building.

Mr. Carlson moved to approve the Change of Use for 510 Washington Avenue; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Carmody – aye

55A State Street – Change of Use from an alarm company store to a consignment shop.

Lisa Horton, owner, stated that the new business will be a children's consignment shop that will support scholarship funds.

Mr. Roberts moved to table the Change of Use for 55A State Street; Mr. Giulietti seconded the motion. The Commission voted as follows: The Commission would like to speak with the landlord because the business opened before the Change of Use application was approved.

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Carmody - aye

CORRESPONDENCE: 2008 RPC Annual Dinner Invite
Letter, Letitia McPhedran, 415 Washington Avenue
King's Mark Resource and Development Area, Inc.

MINUTES:

December 3, 2007

Mr. Carlson moved to approve the minutes of December 3, 2007; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings - aye O'Hare – aye

December 11, 2007

Mr. Carlson moved to approve the minutes of December 11, 2007; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye O'Hare – aye

December 18, 2007

Mr. Carlson moved to approve the minutes of December 18, 2007; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye O'Hare – aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 9:01 PM.