

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

Minutes of the Planning & Zoning Commission meeting held on Monday, February 4, 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
John H. Vanacore, Alternate, sitting for Dominic Palumbo

MEMBERS ABSENT:

Dominic Palumbo, Chairman

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
John Parese, Town Attorney
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.

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.

Mr. John Paul Garcia, engineer, presented the resubdivision application. The resubdivision consists of two lots. Mr. Garcia then reviewed the Land Use Administrator's and Acting Town Engineer's comments. Mr. Garcia told the Commission that sidewalks would be installed. Mr. Giulietti felt that the house shown on the plans is uncomfortably wide, going from setback line to setback line.

The Commission asked further questions and Mr. Garcia responded. Mr. Giulietti then asked for any comments from the public.

- 1) Charles Lynch, 370 Upper State, abuts the property and asked about the distance of the property split from his property line.

Being no further comments, the public hearing was closed.

SITE PLANS:

2. #P08-25 Site Plan Application of Opus AVC, Inc., Applicant, David Barson (Opus), Owner, relative to 40 Montowese Avenue, (Map 16, Lot 51). Plan Entitled: Property Survey Map, Property Located at 40 Montowese Avenue (Lot 5), North Haven, Connecticut. Prepared by Land Engineering Associates, Inc., Dated Sept. 25, 2006, rev. 10/30/06. Scale 1" = 20'. IL-30 Zoning District.

Jay Kellior, P.E., presented the application to modify the site plan for 40 Montowese Avenue. The modification includes reducing the square footage of the proposed building by about 460 square feet. The building will also be moved back eight feet. An overhang will be added. David Barsum of Opus AVC, stated that it was a budgetary issue to decrease the square footage of the building. The Commission asked questions and Mr. Fredricksen further explained the reasons for the modifications.

DELIBERATION SESSION:

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

PUBLIC HEARING:

1. #P08-21 Resubdivision Application of Frank Muzio, Sr., Applicant/Owner, for two (2) lots, relative to 1934 Hartford Turnpike.

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

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

The application was approved with appropriate conditions.

SITE PLANS:

2. #P08-25 Site Plan Application of Opus AVC, Inc., Applicant, David Barson (Opus), Owner, relative to 40 Montowese 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 Vanacore - aye

The application was approved with appropriate conditions

INFORMAL PRESENTATION:

Mr. Fredricksen presented a modification to the building at 400 Universal Drive North. The proposal is to add a roof over a portion of the existing front sidewalk.

Mr. Carlson moved to approve the modifications to 400 Universal Drive North; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Vanacore – aye

OTHER:

Pine Hill Estates:

Mr. Giulietti stated that a deed was finally granted to the Land Trust, however, bonds still remain for this development and need to be addressed.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P03-69, 61 State Street

Mr. Vanacore moved to release the bond for #P03-69, 61 State Street in the amount of \$10,000.00; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Vanacore – aye

#P99-59, 234-236 Upper State Street

Mr. Vanacore moved to release the bond for #P99-59, 234, 236 Upper State Street, in the amount of \$5,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Vanacore – aye

#P06-63, 6 Corporate Drive

Mr. Vanacore moved to release the bond for #P06-63, 6 Corporate Drive, in the amount of \$6,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Vanacore – aye

#P99-30 & P99-30A, 451- 455 State Street

Mr. Vanacore moved to release the bond for #P99-30 & #P99-30A, 451- 455 State Street, in the amount of \$20,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Vanacore – aye

CHANGE OF USE:

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

A letter was submitted by the Landlord stating that he was unable to attend tonight's meeting but would be able to attend the March 3, 2008 meeting.

Mr. Roberts moved to continue the Change of Use to the March 3, 2008 meeting; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: E-mail, Emmeline Harrigan, Land Use Academy,
March 15, 2008

MINUTES:

January 7, 2008

Mr. Roberts moved to approve the minutes of January 7, 2008; Mr. Cummings seconded the motion. The Commission voted as follows:

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

January 22, 2008

Mr. Roberts moved to approve the minutes of January 22, 2008; Mr. Cummings seconded the motion. The Commission voted as follows:

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

DELIBERATIONS: (Continued)

1. #P08-11 Continuation of the deliberations for the Zone Change Application of 415 Washington Avenue Partners, LLC, Applicants/Owners, relative to 409, 415, 417, 419, & 425 Washington Avenue, (Map 90, Lots 2 & 6). Submission Entitled: “Application for Rezoning to Special Development District Zone (SDD).” Dated July 31, 2007. IL-30 & IL-80 Zoning Districts.

Mr. Parese, Town Attorney, presented a Third Draft Resolution Approving Application #P08-11 with a public hearing and without a public hearing. He explained revisions that were made by this Commission and the revisions he added with Mr. Michalowski.

The Commission will continue these deliberations at a Special Meeting to be held on February 11, 2008.

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:01 PM.