

APPROVED 8/3/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, July 6, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Dominic M. Palumbo, Chairman
James J. Giulietti, Vice Chairman
Douglas E. Roberts, Secretary
Vern E. Carlson
Brian Cummings
William D. O'Hare, Alternate, left at 7:57 PM

MEMBERS ABSENT:

Antoinette Carmody, Alternate
John H. Vanacore, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Palumbo, Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P09-17, 320 Kings Highway is postponed to the August 3, 2009 meeting and asked to move the Executive Session to the beginning of the agenda. Mr. Palumbo then explained the procedure for the public hearing.

EXECUTIVE SESSION: With Town Attorney to discuss pending litigation (LTD Realty vs. North Haven Planning & Zoning Commission)

Mr. Carlson moved to go into Executive Session; Mr. Roberts seconded the motion. All were in favor. Attending the Executive Session were Attorney Shelly Marcus, Alan Fredricksen, Land Use Administrator, Jonathan Bodwell, Town Engineer and Planning & Zoning Commissioners Dominic Palumbo, Jim Giulietti, Doug Roberts, Vern Carlson, Brian Cummings and Bill O'Hare.

Executive Session –7:05 PM – 7:27 PM

Mr. Giulietti spoke on behalf of the Commission stating that the proposal from LTD Realty was rejected by the Commission.

Mr. Roberts read the call for the first 8-24 Referral.

8-24 REFERRALS:

1. #P09-24 Section 8-24 Referral – Application of the Town of North Haven for the design and construction of improvements to the Public Works Garage property at 110 Elm Street.

Mr. Fredricksen, Land Use Administrator stated that the project will include the construction of an approximately 60' x 80' free standing building to the rear of the existing garage, to be used as truck bays. The Commission asked questions and Mr. Fredricksen responded.

Mr. Roberts read the call for the second 8-24 Referral.

2. #P09-25 Section 8-24 Referral – Application of the Town of North Haven for the design, construction, and installation of the Montowese Enhancement Project to be located in the area of Quinnipiac and Middletown Avenues.

Mr. Jonathan Bodwell, Town Engineer, explained the application for the design, construction, and installation of the Enhancement Project located in the area of Quinnipiac and Middletown Avenues to include pedestrian walkways, two bus shelters, and related work. The project will be funded in part by the Federal Transit Administration Fund through the Greater New Haven Transit District. The Commission asked questions and Mr. Bodwell responded.

PUBLIC HEARINGS:

3. #P09-17 Resubdivision application of Kerstin Rigi, Applicant and Owner, for two (2) lots, relative to 320 Kings Highway, (Maps 99 & 98, Lot 1). Plan Entitled: Resubdivision Map of Anderson Sunnyside Farm, 320 Kings Highway, North Haven, Connecticut, Prepared by Conklin & Soroka, Inc., Dated 3/25/09. Scale 1" = 60'. R-40 Zoning District.

This application was postponed to the August 3, 2009 meeting.

Mr. Roberts read the call for the public hearing.

4. #P09-20 Application of John R. Lambert, Applicant, proposed amendments to the North Haven Zoning Regulations, to amend Sections 4.3.1, 4.4.1 and 5.1.1 to permit churches, parish houses, convents and similar religious buildings in CA, CB and IL Zoning Districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Attorney John Lambert presented the application to permit churches and similar religious buildings in CA, CB and IL zoning districts. The Commission asked a few questions and Attorney Lambert responded.

Mr. Palumbo asked for public comment.

Public comment:

1. Jose Torres, Minister Assembly of God of New Haven, spoke in favor of the application.

There being no further comments; the public hearing was closed.

SITE PLAN:

5. #P09-21 Site Plan Application of Annette Pettersen, CBS Outdoor, Inc., Applicant, Luigi Ferraro, Sr., 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: General Location Survey, Land of 355 Washington Avenue, LLC, prepared for CBS Outdoor, Inc, 355 Washington Avenue, North Haven, CT.

Mr. Christopher Juliano, surveyor, presented the application to permit the use of approximately 5,800 square feet of the westernmost portion of the site for outdoor storage. Mr. Juliano submitted pictures of the site to the Commission.

Mr. Giulietti asked about keeping storage contained without having a fence. Mr. Juliano stated access to that area would be limited with a fence. Mr. Cummings asked about dumpster access. Mr. Juliano responded access to the dumpster would be from the parking area not the storage area. Mr. Palumbo asked about irrigation. Mr. Juliano stated that there is existing irrigation in the front of the site.

BREAK: 7:47 PM – 7:57 PM

DELIBERATION SESSION:

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

8-24 REFERRALS:

1. #P09-24 Section 8-24 Referral – Application of the Town of North Haven for the design and construction of improvements to the Public Works Garage property at 110 Elm Street.

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

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

2. #P09-25 Section 8-24 Referral – Application of the Town of North Haven for the design, construction, and installation of the Montowese Enhancement Project to be located in the area of Quinnipiac and Middletown Avenues.

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

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

PUBLIC HEARINGS:

3. #P09-20 Application of John R. Lambert, Applicant, proposed amendments to the North Haven Zoning Regulations, to amend Sections 4.3.1, 4.4.1 and 5.1.1 to permit churches, parish houses, convents and similar religious buildings in CA, CB and IL Zoning Districts.

Mr. Carlson moved to amend Section 4.3.1, 4.4.1 and 5.1.1 of the Zoning Regulations permitting churches, parish houses, convents and similar religious buildings in CA, CB and IL Zoning Districts effective August 1, 2009; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

SITE PLANS:

5. #P09-21 Site Plan Application of Annette Pettersen, CBS Outdoor, Inc., Applicant, Luigi Ferraro, Sr., 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue.

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

Palumbo – aye Giulietti - aye Roberts - aye Carlson – aye Cummings – aye

The application was approved with appropriate conditions.

OTHER: Approval of Application #P06-31, 320 Kings Highway

Mr. Giulietti moved to approve application #P06-31, 320 Kings Highway with all of the conditions proposed by Land Use, the Town Engineer, and the Town Attorney; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

INFORMAL PRESENTATION: None

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P05-82, 370 Bassett Road

Mr. Cummings moved to release the entire bond for #P05-82, 370 Bassett Road, in the amount of \$10,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

#P08-29, 343 Washington Avenue

Mr. Cummings moved to release the entire bond for #P08-29, 343 Washington Avenue, in the amount of \$25,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

#P08-05, 101 Washington Avenue

Mr. Cummings moved to release the entire bond for #P08-05, 101 Washington Avenue, in the amount of \$5,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

#P07-07 & #P08-25, 40 Montowese Avenue

Mr. Cummings moved to release the entire bond for #P07-07 & P08-25, 40 Montowese Avenue, in the amount of \$18,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

CHANGE OF USE: None

CORRESPONDENCE: -2010 Meeting Dates
-SCROG Letter Dated June 23, 2009
-Pharmacia & Upjohn Status Report Report, June 2008

Mr. Carlson moved to approve the proposed 2010 Meeting Dates; Mr. Roberts seconded the motion. All were in favor.

Mr. Fredricksen discussed correspondence and Mr. Bodwell gave an update on the town's sewer service.

MINUTES:

June 1, 2009

Mr. Carlson moved to approve the minutes of the June 1, 2009 meeting; Mr. Roberts seconded the motion. The Commission voted as follows:

Roberts – aye Carlson –aye Cummings – aye

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 8:08 PM.