

APPROVED 4/5/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 1, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Chairman
Theresa Ranciato-Viele, Vice Chairman
Brian R. Cummings, Secretary
Douglas E. Roberts
Vern E. Carlson
Curtis Andrews, Sr., Alternate
Edward M. Homa, Alternate
Richard E. Wilson, Alternate

MEMBERS ABSENT:

OTHERS PRESENT:

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

AGENDA:

Mr. Giulietti, Chairman, opened the meeting at 7:00 p.m. and introduced the Commissioners, alternates, town staff and the clerk.

SITE PLANS:

1. #P09-37 Site Plan Application of L&M Realty, LLC, Owner and Applicant, relative to 352 State Street (Map 34, Lot 103). Plan Entitled: As Built Gal-Mar Academy, 352 State Street, North Haven, Connecticut, Prepared by Winterbourne Land Services. Dated December 7, 1994, rev. 8/11/09. Scale 1" = 30'. CB-40/R-20 Zoning Districts.

This application was withdrawn by the applicant.

DELIBERATION SESSION: None

OTHER:

North Haven Trail Association

Mr. Ron Penton, President of the North Haven Trail Association, gave an update on the progress of the Quinnipiac Trail being constructed on the east side of the Quinnipiac River. Mr. Giulietti asked questions regarding easements and accessing the trail.

The Commission asked a few more questions and Mr. Penton responded.

Charlie Hoyt, North Haven Eagle Scout, explained that he will be working with 20 to 30 scouts on a section of the trail to provide a safe access over a culvert.

190 Montowese Avenue, Pond View Estates, waiver of the sidewalk width.

The Commission previously approved the modification of the sidewalk width from 5 feet to 4 feet; and 3 feet in width along Middletown Avenue from the entrance driveway south to the south property line. The Commission also approved delaying the cutting of trees for 30 days before installing sidewalks.

Mr. Giuliatti asked for public comment.

Public Comment:

1. Rich Corcoran, 14 Pond View Circle, President of the Pond View Estates Association spoke on behalf of the Association and the owners. He presented his findings regarding the requirement of installing sidewalks along Montowese Avenue and Middletown Avenue. He feels that installing sidewalks will have a significant impact on the wetlands and that the Environmental Assessment Report was not revised to obtain an appropriate approval. He also asked about submitting for a sidewalk waiver.
2. Pat Ferraro, 1 Pond View Circle, distributed a letter from Pond View Estates dated March 1, 2010, Environmental Land Solutions, LLC dated August 30, 2004 and a copy of site plan revisions from Codespoti & Associates. He asked about the 25' buffer on the side property line.
3. Betty O'Rielly, 12 Pond View Circle, asked about using a portion of the Hope Christian Church parking lot to help straighten Montowese Avenue.
4. Jack O'Reilly, 12 Pond View Circle, asked if there are any other alternatives. He is concerned about erosion and asked where the sidewalks would tie in.
5. Morrisey Koproski, 11 Pond View Circle, feels Montowese is a hazardous road and sidewalks would not be helpful.

Mr. Fredricksen, Land Use Administrator, further discussed this issue with the Pond View Association and the Commission.

16 Universal Drive, P.C. Richards

Mr. Fredricksen stated that P.C. Richards will be occupying the Circuit City building. They are proposing to modify the front entrance by eliminating the triangular roofed area and constructing two 4' by 6' wide piers to make the entrance look more attractive.

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

Giuliatti – aye Ranciato-Viele - aye Cummings – aye Roberts – aye Carlson – aye

INFORMAL PRESENTATION: None

EXTENSIONS: None

BOND RELEASES & REDUCTIONS: None

CHANGE OF USE: None

CORRESPONDENCE: - Connecticut Federation of Planning and Zoning Agencies,
Winter , 2010
-Shore Publishing – legal notice letter

Mr. Fredricksen discussed the Shore Publishing legal notice letter with the Commission.

MINUTES:

February 1, 2010

Mr. Roberts moved to approve the minutes of the February 1, 2010 meeting; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele - aye Cummings – aye Roberts – aye Carlson –aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:35 PM.