

APPROVED 5/3/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 5, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

James J. Giulietti, Chairman
Edward M. Homa, Alternate

OTHERS PRESENT:

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

AGENDA:

Mrs. Ranciato-Viele, Acting Chairman, opened the meeting at 7:00 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Mrs. Ranciato-Viele then explained the procedure for the public hearing and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that he would like to add a Change of Use application, #55-57 State Street, to the agenda.

PUBLIC HEARINGS:

Mr. Cummings read the call for the Public Hearing.

The Commission elected to hear applications #P10-04S & #P10-04 together.

1. #P10-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.4.1) of SRNH, Inc. dba Sav-Rite Liquors, Applicant, Luciani Limited Partnership, Owner, relative to 117 Washington Avenue, (Map 73, Lot 9). Plan Entitled: Site Layout Plan, Prepared by TKG East LTD, Dated June 20, 2008, Rev. Aug. 4, 2008. Scale 1" = 40'. IL-30 Zoning District.

SITE PLANS:

1. #P10-04 Site Plan Application of SRNH, Inc. dba Sav-Rite Liquors, Applicant, Luciani Limited Partnership, Owner, relative to 117 Washington Avenue, (Map 73, Lot 9). Plan Entitled: Site Layout Plan, Prepared by TKG East LTD, Dated June 20, 2008, Rev. Aug. 4, 2008. Scale 1" = 40'. IL-30 Zoning District.

Mr. Dennis Ceneviva of SRNH Inc., representing Sav-Rite Liquors, presented the application to permit the expansion of the existing Sav-Rite Liquor store northward into an approximately 4,200 square feet space formerly occupied by a laundromat business. The Special Permit is required by Section 8.10.4.1 of the regulations. The change of use is from a basic neighborhood service to a basic neighbor store. Mr. Al Jannotta, owner, stated that he needs additional space to expand his growing business.

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

BREAK: None

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P10-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.4.1) of SRNH, Inc. dba Sav-Rite Liquors, Applicant, Luciani Limited Partnership, Owner, relative to 117 Washington Avenue.

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

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

SITE PLANS:

1. #P10-04 Site Plan Application of SRNH, Inc. dba Sav-Rite Liquors, Applicant, Luciani Limited Partnership, Owner, relative to 117 Washington Avenue.

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

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

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

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

OTHER:

#P10-02 & #P10-02S, 528 Washington Avenue

Attorney Timothy Lee, representing ARC, asked for clarification regarding the condition of approval regarding a 6' privacy fence. He stated that 100' of fence has been added to the site. Mr. Carlson stated that the existing fence near Dunkin Donuts needs to be extended in addition to 250' of fencing to the southeast corner of the site near Daddio's. Mr. Dominic Liuzzi, owner, and Mr. Fredricksen responded to the Commission's questions. The applicant will submit an application to modify conditions of approval for applications #P10-02 and #P10-02S.

CHANGE OF USE:

#55-57 State Street

Nancy DeCristoforo, owner, presented the Change of Use application from service to retail and Mr. Joe Marcucci, owner of the business "More Than Nuts" discussed the type of goods his business sells.

Mr. Carlson moved to approve the Change of Use from service to retail. Mr. Roberts seconded the motion.

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

EXTENSIONS:

#P09-38, 99 & 101 Elm Street

Mr. Carlson moved to approve a ninety (90) day extension for application #P09-38, 99 & 101 Elm Street; Mr. Cummings seconded the motion. The Commission voted as follows:

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

#P05-57, #P05-58, 190 Montowese Avenue

Mr. Carlson moved to approve a fifty-three (53) day extension to July 2, 2010, and an additional five (5) month extension contingent on sidewalks being installed by July 2, 2010 for application #P05-57 & #P05-58, 190 Montowese Avenue.

Mr. Carlson moved to amend the motion stating that the five (5) month extension will start after July 2, 2010 giving a December 2, 2010 expiration date. If the sidewalks are not installed by July 2, 2010, the five (5) month extension will not be granted. The Commission voted as follows:

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

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: Clearscapes Newsletter, Spring 2010.

MINUTES:

March 1, 2010

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

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

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 8:10 PM.