

APPROVED 6/7/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, May 3, 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
Edward M. Homa, Alternate
Richard E. Wilson, Alternate

MEMBERS ABSENT:

Curtis Andrews, Sr., Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Jennifer Coppola, Town Attorney
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 and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that applications #10-05 & #10-05A, 441 Sackett Point Road, are postponed to the June 7, 2010 meeting.

EXECUTIVE SESSION

Executive Session to discuss pending litigation of CMB Capital Appreciation LLC v. Town of North Haven Planning and Zoning Commission.

Mr. Carlson moved to go into Executive Session at 7:25 p.m.; Mr. Roberts seconded the motion. All were in favor. Invited to attend Executive Session with the Planning and Zoning Commission are Attorney Jennifer Coppola, Alan Fredricksen, Land Use Administrator, and Jonathan Bodwell, Town Engineer.

Mr. Roberts moved go out of Executive Session at 8:35 p.m.; Mr. Cummings seconded All were in favor.

AGENDA

SITE PLANS:

1. #P10-05 Site Plan Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road (Map 35, Lot 21). Plan Entitled: Proposed Praxair Acetylene Tanker Deluge System, Prepared by DTC, Dated 4/7/10. Scale 1" = 80'. IG-80 Zoning District.

This application is postponed to the June 7, 2010 meeting.

2. #P10-05A CAM Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road (Map 35, Lot 21). Plan Entitled: Proposed Praxair Acetylene Tanker Deluge System, Prepared by DTC, Dated 4/7/10. Scale 1" = 80'. IG-80 Zoning District.

This application is postponed to the June 7, 2010 meeting.

BREAK: None

DELIBERATION SESSION: None

CHANGE OF USE: None

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P05-85, 20, 23, 27, 30, 35, 36 & 40 Del Avenue

Mr. Carlson moved to reduce the bond for application #P05-85, 20, 23, 27, 30, 35, 36 & 40 Del Ave, from \$200,000.00 to \$100,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

#P06-49A, 55 Mill Road

Mr. Carlson moved to reduce the bond for application # P06-49A, 55 Mill Road, from \$250,000.00 to \$125,000.00; Mr. Cummings seconded the motion. The Commission voted as follows:

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

#P06-49B, 55 Mill Road

Mr. Carlson moved to reduce the bond for application # P06-49A, 55 Mill Road, from \$100,000.00 to \$50,000.00; Mr. Cummings seconded the motion. The Commission voted as follows:

#P08-16, 400 Universal Drive

Mr. Carlson moved to deny the release of the bond for application #P08-16, 400 Universal Drive, in the amount of \$5,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

#P91-94, 425 Washington Avenue

Mr. Carlson moved to release the entire bond for application #P91-94, 425 Washington Avenue, in the amount of \$2,500.00; Mr. Cummings seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - AT & T Letter Dated March 31, 2010
- DEP- Wharton Brook State Park

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

April 5, 2010

Mr. Cummings moved to approve the minutes of the April 5, 2010 meeting; Mrs. Ranciato-Viele 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, Mrs. Ranciato-Viele moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:45 PM.