

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

Minutes of the Planning & Zoning Commission meeting held on Monday, September 13, 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  
Douglas E. Roberts, Acting Secretary  
Vern E. Carlson  
Edward M. Homa, Alternate, sitting for Brian C. Cummings  
Curtis Andrews, Sr., Alternate

**MEMBERS ABSENT:**

Richard E. Wilson, Alternate  
Brian R. Cummings, Secretary

**OTHERS PRESENT:**

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

**AGENDA:**

Mr. Giulietti, Chairman, opened the meeting at 7:05 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 there were none.

Mrs. Ranciato-Viele moved to elect Mr. Roberts as Acting Secretary; Mr. Carlson seconded the motion. All were in favor.

**8-24 REFERRALS:**

1. #P10-14 Section 8-24 Referral – Application of the Town of North Haven for the acceptance of Cavallino Way.

Mr. Fredricksen, Land Use Administrator, explained the Section 8-24 Referral application to the Commission. The Commission asked a few questions and Mr. Fredricksen responded.

Mr. Carlson moved to send a positive referral to the Board of Selectmen for the Section 8-24 Referral for the acceptance of Cavallino Way as a town road; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

**PUBLIC HEARINGS:** None

**SITE PLANS:**

#P10-12 Site Plan Application of Luigi and Ann Ferraro, Owners and Applicants, relative to 311 Washington Avenue (Map 80, Lot 9). Plan Entitled: Combined Use Site Plan, Ferraro's Painting & Restoration & New Haven Drywall, 311 Washington Avenue, North Haven, Ct. Prepared by Gordon Bilides, P.E., Dated 10/20/98. Scale 1" = 20'. IL-30 Zoning District.

Mr. Luigi Ferraro, owner and applicant, presented the application to permit the change of use of the front 1,120 square feet of the existing building from a car rental facility to a business office. Exterior work is not being proposed at this time. The Commission asked questions and Mr. Ferraro responded.

**OTHER:** None

**EXECUTIVE SESSION:** None

**DELIBERATION SESSION:**

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

**SITE PLAN:**

1. #P10-12 Site Plan Application of Luigi and Ann Ferraro, Owners and Applicants, relative to 311 Washington Avenue.

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

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

The application was approved with appropriate conditions.

**EXTENSIONS:**

#P10-09, 191-209 North Hill Road

Mrs. Ranciato-Viele moved to approve a ninety (90) day extension for application #P10-09, 191-209 North Hill Road; Mr. Carlson seconded the motion. The Commission voted as follows:

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

## **BOND RELEASES & REDUCTIONS:**

#P05-63, 335 Washington Avenue

Mr. Carlson moved to release the bond for application #P05-63, 335 Washington Avenue, subject to forfeiting the Special Permit/Certificate of Location, in the amount of \$10,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

- CORRESPONDENCE:**
- AT&T Utility Work letter dated July 20, 2010
  - AT&T Utility Work letter dated July 24, 2010
  - AT&T Utility Work letter dated August 26, 2010
  - AT&T Utility Work letter dated August 26, 2010
  - AT&T Utility Work letter dated August 27, 2010
  - AT&T Utility Work letter dated September 1, 2010
  - Woodmere Developers, 320 Middletown Avenue
    - \* Letter dated August 14, 2010
    - \* Letter dated September 1, 2010
  - Pond View Estates Board of Directors member letter Dated September 7, 2010
  - CMB Application Residents Letters:
    - \* Rose Marie & Joseph Rebeschi
    - \* Stephen Zehalla, Carmella Della Mura
    - \* Helen Less
    - \* Helen & Samuel Docknevich
    - \* Mary and Tom White
    - \* Rose Marie & Joseph Rebeschi
    - \* Diantha C. Thorpe
    - \* Cindy Pastore
    - \* Paulette W. Licht
    - \* Thomas Cristofano
    - \* Marge Quinn
    - \* Karen Jacobowitz
    - \* Brian Quinn
    - \* Leonda Fermo
    - \* Steve Quinn
    - \* Tom & Suzanne Quinn
    - \* Louis J. Durato, Jr.
    - \* Catherine Durato
    - \* Jennifer Durato
    - \* Michael J. Lonardo
    - \* Rosemary Addario
    - \* Gerald Adinolfi and Ruth A. Adinolfi
    - \* Roseann L. Guidone

Mr. Fredricksen, Land Use Administrator, reviewed the correspondence with the Commission.

-Woodmere Developers, 320 Middletown Avenue - Letter dated September 1, 2010

The Commission required that a site plan application be submitted to the Planning and Zoning Commission in order to consider waiving any additional site features.

-Woodmere Developers, 320 Middletown Avenue, Letter dated August 14, 2010

The Commission requested the town attorney address the bond issue.

Mr. Carlson moved to approve the above decisions regarding 320 Middletown Avenue letters dated September 1, and August 14, 2010; Mr. Roberts seconded the motion. The Commission voted as follows:

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

-Pond View Estates Board of Directors member letter dated September 7, 2010

Mr. Richard Ziemba, Pond View Estates Board of Directors member, Unit #8, spoke regarding site plan and enforcement issues. Mr. John O'Reilly, Unit 12, and Mr. Richard Corcoran, Chairman of the Pond View Estates Association, also spoke regarding issues at Pond View Estates. Mr. Giulietti explained that the Planning and Zoning Commission doesn't address these particular issues and that the Association should seek legal counsel regarding these issues.

-Mrs. Joan Mazurek, 154 Cloudland Road, is not in favor of installing sidewalks at Pond View Estates because she feels it poses a safety issue.

The Commission then paused for a moment of silence to remember Dominic Palumbo, former Chairman of the Planning and Zoning Commission, who had recently passed.

#### **MINUTES:**

August 2, 2010

Mr. Carlson moved to approve the minutes of the August 2, 2010 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

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

#### **ADJOURN:**

There being no further business, Mr. Roberts moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:35 PM.