

APPROVED 11/8/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 4, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Richard E. Wilson, Alternate

OTHERS PRESENT:

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

AGENDA:

Mr. Giuliatti, Chairman, opened the meeting at 7:02 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 #P10-19S, #P10-19 and #P10-19A, 441 State Street and #P10-20S, 319 Washington Avenue, will not be heard tonight.

PUBLIC HEARINGS:

1. #P10-19S Fill Permit Application (as authorized by Section 8.9.9) of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Filling and Closure Operations Plan, Tire Pond Closure Project, Existing Conditions, State Street, Hamden/North Haven, Connecticut. Prepared by Loureiro Engineering Associates, Inc., Dated 8/10/10. Scale 1" = 50'. IG-80 Zoning District.

This application is postponed to the November 8, 2010 meeting.

2. #P10-20S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1.) of LTD Realty Assoc., LLC, Owner, Louis Yaccarino, Applicant, relative to 319 Washington Avenue, (Map 85, Lot 04). Plan Entitled: Final As-built, Property Located at 319 Washington Avenue, North Haven, CT. Prepared by Criscuolo Engineering, LLC, Dated 8/23/06, rev. 7/10/09. Scale 1" = 20'. IL-30 Zoning District.

This application was withdrawn by the applicant.

SITE PLANS:

3. #P10-13 Site Plan Application of North Haven Autobody, c/o Robert A. McSherry, Owner and Applicant, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located at 281 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC, Dated 7/12/10, rev. 8/16/10. Scale 1" = 20'. IL-30 Zoning District.

Mr. Jim Pretti of Criscuolo Engineering presented the application to permit the construction of a 2,525 square feet, single story addition to the rear of the existing building. The four additional parking spaces in the rear will be paved. The Commission asked questions and Mr. Pretti and Mr. McSherry, owner, responded.

4. #P10-16 Site Plan Application of Kurt Uihlein, Applicant, 301/303 State Street Real Estate, LLC, Owner, relative to 301- 303 State Street, (Map 43, Lot 42). Plan Entitled: Site Development Plan, Land of 301/303 State Street Real Estate, LLC, #301 and #303 State Street, North Haven, Connecticut. Prepared by Juliano Associates, Dated 7/22/08, rev. 09/03/10. Scale 1" = 30'. IL-30 Zoning District.

Mr. Ron Hurlburt of Juliano Associates presented the application to modify the site plan for this property approved by the Commission on September 8, 2008. The modifications include the relocation of five parking spaces and the relocation of two dumpster enclosures. The Commission asked questions and Mr. Hurlburt responded.

5. #P10-17 Site Plan Application of H.V. Sacco, Jr., P.E. for TPA Design Group, Applicant, H. Pearce Company, Owner, relative to 393 State Street, (Map 26, Lot 45). Plan Entitled: Site Plan Revisions, H. Pearce Company, 393 State Street, North Haven, Connecticut. Prepared by TPA Design Group, Dated August 4, 2010. Scale 1" = 20'. IL-30 Zoning District.

Mr. John Zyrlis of TPA Design Group presented the application to permit the repaving and reconfiguration of the parking lot and driveway located at 393 State Street. Mr. Zyrlis stated that the storage container to the rear east side of the building will be eliminated. Mr. Zyrlis requested a waiver of the required sidewalks and the irrigation system. The Commission asked questions and Mr. Zyrlis responded.

Mrs. Ranciato-Viele recused herself from this application and Mr. Andrews sat in her place.

6. #P10-18 Site Plan Application of Cellco Partnership, d/b/a Verizon Wireless, Applicant, Quinnipiac University, Owner, relative to 370 Basset Road (Map 91, Lot 22). Plan Entitled: Cellco Partnership, d.b.a. Verizon Wireless, In-Building Wireless Communications Facility, Quinnipiac University, North Haven Campus, 370 Bassett Rd., North Haven, CT 06473. Prepared by On Air Engineering, LLC, Dated 6-17-10, rev. 8-31-10. Scale 1" = 100'. LO Zoning District.

Ms. Joey Lee Miranda of Robinson & Cole presented the application to permit the installation of two antennas on the roof of Building #1 located at Quinnipiac University. No site work is being proposed. The Inland Wetlands Commission issued a positive Site Plan Referral at their September 22, 2010 meeting. The Commission asked questions and Ms. Miranda and Mr. Aaron Smith of Verizon Wireless responded.

7. #P10-19 Site Plan Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.

This application is postponed to the November 8, 2010 meeting.

8. #P10-19A CAM Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.

This application is postponed to the November 8, 2010 meeting.

BREAK: 7:40 – 7:57 PM

DELIBERATION SESSION:

Mr. Roberts moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

SITE PLAN:

3. #P10-13 Site Plan Application of North Haven Autobody, c/o Robert A. McSherry, Owner and Applicant, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located at 281 Washington Avenue.

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

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

The application was approved with appropriate conditions.

4. #P10-16 Site Plan Application of Kurt Uihlein, Applicant, 301/303 State Street Real Estate, LLC, Owner, relative to 301- 303 State Street.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion.

Mrs. Ranciato-Viele moved to amend the motion to include reducing the bond for application #P08-58, 301-303 State Street, from \$19,000.00 to \$10,000.00; Mr. Cummings seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

5. #P10-17 Site Plan Application of H.V. Sacco, Jr., P.E. for TPA Design Group, Applicant, H. Pearce Company, Owner, relative to 393 State Street.

Mr. Carlson moved to approve the application and to waive the sidewalk and the irrigation system; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

6. #P10-18 Site Plan Application of Cellco Partnership, d/b/a Verizon Wireless, Applicant, Quinnipiac University, Owner, relative to 370 Basset Road.

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

Giulietti – aye Cummings – aye Roberts – aye Carlson – aye Andrews - aye

The application was approved with appropriate conditions.

OTHER:

- Eagle Scout Project Relocation

Mr. Alan Fredricksen, Land Use Administrator, stated that Mr. Ron Penton, President of the Quinnipiac Trail Association, has modified the location of the proposed bridge to be built over a culvert. It will now be on town property instead of the Rabina property.

- CMB Application Residents Letters

Mr. Giulietti asked for public comment regarding the Indian Ridge Development.

Public comment:

1. Mary White, 67 Summer Lane, spoke regarding the Indian Ridge Development. She is in favor of Toll Brother's proposal that consists of 145 living units instead of CMB's proposal of 396 living units.
2. Paulette Licht, a 24 year resident of 212 Half Mile Road, spoke in favor of Toll Brother's proposal for the Indian Ridge Development.
3. Diantha Thorpe, a 32 year resident of 44 North Hill Road, spoke in favor of Toll Brother's proposal.
4. Cindy Pastore, a 19 year resident of 133 Half Mile Road, spoke in favor of Toll Brother's proposal.
5. Leonda Fermo, a 45 year resident of 62 Juniper Drive, spoke in favor of Toll Brother's proposal.
6. Michael J. Lonardo, 254 Half Mile Road, East Haven, is concerned with increased traffic; therefore, he is in favor of the smaller development proposed by Toll Brothers.
7. Tom White, 67 Summer Lane, spoke in favor of Toll Brother's proposal.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS: #P94-72, Phase I, Pine Hill Estates
#P94-72, Phase II, Pine Hill Estates

Mr. Jonathan Bodwell, Town Engineer, discussed the Pine Hill Estates bonds with the Commission. The Commission agreed to have Mr. Bodwell further discuss the release of these bonds with the applicant.

CORRESPONDENCE: - State of CT DEP – Permit To Discharge – U.S. Surgical

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

MINUTES:

September 13, 2010

Mr. Carlson moved to approve the minutes of the September 13, 2010 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:50 PM.