

APPROVED 5-2-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 4, 2011 at the North Haven Memorial Library, 17 Elm Street, in the Community Room 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
Richard E. Wilson, Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
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. Then he explained the procedure for the Public Hearings and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

PUBLIC HEARINGS:

Mr. Cummings read the call for the Public Hearing.

1. #P11-05S Excavation Permit Application (as authorized by Section 8.9.1) of Robert Neubig, Owner and Applicant, relative to 480 Valley Service Road, (Map 85, Lot 1). Plan Entitled: Proposed Grading, 480 Valley Service Road, North Haven, CT. Prepared by John Whitcomb, III, P.E., Dated 2/3/11. Scale 1" = 50'. IL-80 Zoning District.

Mr. Robert Neubig, owner and applicant, continued presenting the application with a modified site plan to permit the excavation and removal of approximately 72,000 cubic yards of material to grade down and level off this 2.5 acre area for future development. Mr. Giulietti doesn't feel this modified plan complies with the Planning & Zoning regulations for a Plan of Operation.

Mr. Robert Neubig granted the Commission a one month extension of the Public Hearing to the May 2, 2011 meeting.

Mr. Carlson moved to accept a one (1) month extension to the May 2, 2011 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

SITE PLANS:

Mr. Giulietti recused himself from this application and Mr. Wilson sat in his place.

2. #P11-07 Site Plan Application of Antonio's Restaurant c/o Antonio Occhibove, Applicant, Liuzzi Associates, Owner, relative to 528 Washington Avenue, (Map 95, Lot 4). Plan Entitled: As-Built Plot Plan, 528 Washington Avenue, North Haven, CT. Prepared by John Paul Garcia & Assoc., P.C., Dated 12/5/01, rev. 1/31/11. Scale 1" = 30'. CB-40 Zoning District.

Mr. John Paul Garcia of John Paul Garcia and Associates, P.C., presented a modified site plan to permit the existing wood roof over two existing coolers on the south side of the building. Mr. Garcia stated that they are proposing an area for outdoor storage in the rear of the building. The Commission asked questions and Mr. Garcia responded. Mr. Roberts stated that there are two dumpsters still on site and debris that needs to be cleaned up. Site Plan submitted; Exhibit A.

3. #P11-03 Site Plan Application of Harry J. Shepard & Associates, Applicant, South Center Ct Regional Water Authority, Owner, relative to 3 Horseshoe Hill Road, (Map 8, Lot 66). Plan Entitled Rabbit Rock Water Storage Tank Roof. Prepared by Harry J. Shepard & Associates, LLC, Dated 1/5/11. Scale 1" = 60'. R-40 Zoning District.

Mr. Brian Robillard of the Regional Water Authority presented the application to permit the addition of a 2'-6" wide, crescent shaped welded steel stair with handrails attached to an outside face of this existing approximately 40' high water tank. The Commission asked questions and Mr. Robillard responded.

The Commission elected to hear applications #P10-08 and #P10-08A together.

4. #P11-08 Site Plan Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, c/o Casle Corporation, Owner, relative to 8 Devine Street, (Map 51, Lot 6), 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building , Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT. Prepared by LADA, P.C., Dated 1/27/11. Scale: 1" = 40'. O-12 Zoning District.

5. #P11-08A CAM Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, c/o Casle Corporation, Owner, relative to 8 Devine Street, (Map 51, Lot 6), 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building , Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT. Prepared by LADA, P.C., Dated 1/27/11. Scale: 1" = 40'. O-12 Zoning District.

Mr. Phillip Doyle of LADA P.C. Land Planners, presented the application to permit the construction of three new medical office buildings on this 14 acre site in two phases, with proposed site work. Mr. Doyle described the new medical office buildings, proposed parking calculations and site plantings. Mr. Kevin Clark of Clark Engineering discussed the utilities and storm water management system and then answered questions from the Commission. Mr. Michael Galanti, Traffic Engineer, with F.P. Clark discussed the Traffic Study report with the Commission. The Commission asked questions Mr. Galante and Mr. Doyle responded.

6. #P11-09 Site Plan Application of Carmine Perri, Bishop, Jackson & Kelly, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11). Plan Entitled: Yale New Haven Hospital Ambulatory Center, 6 Devine street, North Haven, CT. Dated 2/24/11. Scale 1" = 40'. O-12 Zoning District.

Attorney Carmine Perri of Bishop, Jackson & Kelly, LLC, Mr. Norman Roth, Vice President of Yale Administration, Mr. Brian McMahon, P.E., of Redniss and Mead, Inc., Mr. Glen Vanaman, Architect of Cannon Design, and Mr. Joe Balskus, Traffic Engineer of Tighe & Bond presented the application to permit the change of use of the first two floors of this existing four story office building to an Ambulatory Center, an Imaging Center and other medical office space.

Also proposed is an addition to the west side of the building to contain a new accessible elevator and the addition of entry canopies in four locations. Only minor site improvements are being proposed on this 7.5 acre site. The facility will eventually operate on a 24 hour basis. The Commission asked questions and the applicant responded.

Attorney Perri submitted a presentation summary; Exhibit A and a modified site plan for parking revisions; Exhibit B. Mr. McMahon submitted the Soil Scientist Report dated March 22, 2011; Exhibit C, and Mr. Balskus submitted a Parking & Traffic Statement Report; Exhibit D.

7. #P11-10 Site Plan Application of Ken Kuntz, Big Brothers, Big Sisters of Southwestern CT Foundation, Applicant, Claire Ayoub, Owner, relative to 277 State Street, (Map 43, Lot 39). Plan Entitled: Site Plan Prepared For, Big Brothers, Big Sisters of Southwestern CT Foundation, 277 State Street, North Haven, Connecticut. Prepared by NOK, Civil Engineering and Land Surveying, Dated February 15, 2011. Scale 1" = 20'. IL-30 Zoning District.

Mr. Kuntz presented the application to permit the change of use of this approximately 1,500 square feet, single story building from automotive sales and repair to a charitable donation drop-off center. Hours of operation would be Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m.. The Commission asked question and Mr. Kuntz responded.

OTHER:

Mr. Giulietti asked for public comment.

Public comment:

1. Jay Bard, Sherwood Avenue, spoke regarding the 6 and 8 Devine Street applications. He is concerned with traffic increasing on Dixwell Avenue.

CHANGE OF USE:

37 Broadway

Mr. Attorney James Williams of Williams, Walsh & O'Connor, LLC presented the Change of Use from a lawyer's office to a massage therapy business. Hours of operation would be Monday through Saturday from 8:00 a.m. to 7:00 p.m.

Mr. Ralph Correia, leasee, further explained his massage therapy business to the Commission.

Mr. Roberts moved to approve the Change of Use from a lawyers office to a massage therapy business. Mr. Cummings seconded the motion. The Commission voted as follows:

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

344 Washington Avenue

Ms. Maureen Beal, leasee, presented the Change of Use from retail to a gymboree, children's developmental play group.

Mr. Carlson moved to approve the Change of Use from retail to a gymboree, Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

BREAK: 10:06 – 10:16 PM

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. P11-05S Excavation Permit Application (as authorized by Section 8.9.1) of Robert Neubig, Owner and Applicant, relative to 480 Valley Service Road, (Map 85, Lot 1). Plan Entitled: Proposed Grading.

Mr. Carlson moved to continue the Public Hearing to the May 2, 2011 meeting; 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 continued.

SITE PLANS:

2. #P11-07 Site Plan Application of Antonio's Restaurant c/o Antonio Occhibove, Applicant, Liuzzi Associates, Owner, relative to 528 Washington Avenue, (Map 95, Lot 4). Plan Entitled: As-Built Pot Plan.

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

The application was approved with conditions.

3. #P11-03 Site Plan Application of Harry J. Shepard & Associates, Applicant, South Center Ct Regional Water Authority, Owner, relative to 3 Horseshoe Hill Road.

Mrs. Ranciato-Viele moved to approve the application; 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 conditions.

4. #P11-08 Site Plan Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, c/o Casle Corporation, Owner, relative to 8 Devine Street, (Map 51, Lot 6), 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building

Mr. Roberts moved to approve the application; 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 conditions.

5. #P11-08A CAM Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, c/o Casle Corporation, Owner, relative to 8 Devine Street, (Map 51, Lot 6), 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building.

Mr. Roberts moved to approve the application; 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.

6. #P11-09 Site Plan Application of Carmine Perri, Bishop, Jackson & Kelly, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11). Plan Entitled: Yale New Haven Hospital Ambulatory Center.

Mr. Carlson moved to approve the application; 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 conditions.

7. #P11-10 Site Plan Application of Ken Kuntz, Big Brothers, Big Sisters of Southwestern CT Foundation, Applicant, Claire Ayoub, Owner, relative to 277 State Street.

Mr. Carlson moved to approve the application and waive the sidewalks; 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 conditions.

EXTENSIONS:

#P09-31, 81 McDermott Road

Mrs. Ranciato-Viele moved to approve a second six (6) month extension for #P09-31, 81 McDermott Road; Mr. Cummings seconded the motion. The Commission voted as follows:

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

BOND RELEASES & REDUCTIONS:

#P99-55, 281 Washington Avenue, North Haven Autobody

Mr. Carlson moved to release the entire bond for #P99-55, 281 Washington Avenue, in the amount of \$16,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

#P05-21, 281 Washington Avenue, North Haven Autobody

Mr. Carlson moved to release the entire bond for #P05-21, 281 Washington Avenue, in the amount of \$20,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

#P09-02, 70 Universal Drive, Longhorn Restaurant

Mr. Carlson moved to release the entire bond for #P09-02, 70 Universal Drive, in the amount of \$25,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - SCROG – Rezoning in East Haven

MINUTES:

March 7, 2011

Mr. Roberts moved to approve the minutes of the March 7, 2011 meeting;
Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Cummings moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 10:40 PM.