

APPROVED 8-1-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission Special Meeting held on Monday, June 30, 2011 at the Mildred A. Wakeley Community and 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
Curtis Andrews, Sr., Alternate
Edward M. Homa, Alternate

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. Giulietti, Chairman, opened the Special Meeting at 7:07 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he explained the procedure for the Public forum.

PUBLIC HEARINGS:

1. Receive input from the public on Planning and Planning related issues.

The Commission discussed the following planning related issues amongst themselves:

1. Walking paths/sidewalks installed in high traffic areas of town. Sidewalks need to be maintained.
2. Applicants should be encouraged to use decorative light fixtures.
3. Perhaps student housing, senior housing and mixed uses should be proposed at the northern end of Washington Avenue, to be located on the railroad track side of Washington Avenue.
4. Propose a height limitation on high rise buildings.
5. The affordable housing issue needs to be reviewed and resolved.
6. First Selectman, Mike Freda, is working on a Blight Ordinance for the town.
7. Some sites, such as Stop & Shop, have islands that pose a line-of-sight problem.

8. Changing the zone of some industrial properties, not being occupied, so they can be used, should be investigated
9. Better enforcement is needed regarding zoning violations and this Commission wants to be notified of Cease & Desist Orders. Fines should also be pursued for non-compliance.

Mr. Giulietti asked for public comment:

1. Pam Sletten – She is in favor of Smart Growth Policy. She suggested to remove bees from the Planning & Zoning Regulation Section 8.4.1.3. She asked to change the regulations to allow pervious surface parking and change open space for cluster housing from 10% to 20% or 25%. She would also like to see no significant changes to residential zoning setbacks.
2. Steve Nugent – He is in favor of tree preservation in residential areas being developed. He asked to have design standards for projects. He is in favor of sidewalks in heavy traffic areas and feels that drive through regulations need to be looked at.
3. Heidi Boettger - (North Haven Land Trust President) asked to be advised, as early as possible, of future projects if they are trying to donate land for open space.
4. Patricia Buonpane – She has concerns with student housing on Bradley Street. She stated that zoning in North Haven needs to be enforced better and suggested having a full-time Zoning Enforcement Officer.
5. Sue Iverson, 1 Old Tavern Road, (North Haven Historical Society), asked about adding a “stay of demolition” to the regulations for historic sites in order to gather documentation of sites/buildings before their demolished. She also stated that the Historical Society could be used as a good resource for the Planning & Zoning Commission.
6. Barbara Marcati and B.J. Morgan - They spoke regarding the rezoning of 2 Maple Avenue and 10 Maple Avenue. Ms. Marcati asked the Commission about a Village District Development Plan.
7. Robert Iverson, 1 Old Tavern Road, stated that people in town should know where to direct zoning complaints.

ADJOURN:

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

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Jonathan Bodwell, Town Engineer
Jennifer Coppola, Town Attorney
Ted O'Hanlon, Town Attorney
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Chairman, opened the Special Meeting at 8:49 p.m. and introduced the Commissioners, alternates, town staff and the clerk.

Mr. Cummings read the call for the following items:

1. Discuss the status of the pending litigation and proposed Motion to Approve Settlement in CMB Capital Appreciation LLC v. Town of North Haven Planning and Zoning Commission, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation and proposed Motion to Approve Settlement in CMB Capital Appreciation LLC v. Town of North Haven Planning and Zoning Commission.

Attorney Jennifer Coppola of Ciulla & Donofrio, representing the Town of North Haven, presented the status of the above litigation. She suggested that the Commission enter into Executive Session to further discuss this matter.

Mr. Roberts moved to go into Executive Session at 8:51 PM; Mrs. Ranciato-Viele seconded the motion. The Commission invited Attorney Jennifer Coppola, Town Attorney, Attorney Ted O'Hanlon of Robinson & Cole, Mr. Jonathan Bodwell, Town Engineer, and Mr. Alan Fredricksen, Land Use Administrator, into Executive Session. The Commission voted as follows:

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

Mr. Carlson moved to go out of Executive Session at 9:55 PM; Mr. Roberts seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 9:56 PM.