

APPROVED 10-3-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, September 12, 2011 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

MEMBERS PRESENT:

Theresa Ranciato-Viele, Vice Chairman
Douglas E. Roberts
Vern E. Carlson
Curtis Andrews, Sr., Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT:

James J. Giulietti, Chairman
Brian R. Cummings, Secretary
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:

Mrs. Ranciato-Viele, Acting Chairman, opened the meeting at 7:10 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then she explained the procedure for the Public Hearing.

The Commission elected to hear tonight's applications before hearing the Section 8-24 Referrals. All were in favor.

PUBLIC HEARING:

Mr. Roberts, Acting Secretary, read the call for the Public Hearing.

2. #P11-20 Continuation of the application of Giacomo Tolomeo, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 2.6.1, Uses Permitted In Mixed Use Districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Attorney Giacomo Tolomeo, applicant, presented and distributed a modified amendment to add Section 2.6.1. Uses Permitted In Mixed Use Districts. He then explained the proposed regulation and reviewed the Town Attorney's comments with the Commission. The Commission asked questions and Attorney Tolomeo responded.

Mrs. Ranciato-Viele asked for public comment. There being no public comment, the Public Hearing was closed.

SITE PLANS:

3. #P11-24 Continuation of the Site Plan Application of George Mastromanolis, Owner and Applicant, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Improvement Location Survey, Prepared for Spyridon and Evangelos Angelopoulos, State Street, (Route 5), North Haven, CT. Prepared by Savarese and Schefiliti, P.C., Dated 5/17/11. Scale 1" = 20'. CB-40 Zoning District.

Mr. Denis Ouimette, Architect, continued presenting the application to permit a front porch for a proposed restaurant. Attorney Khalid Ali of the Ali Law Firm discussed the violation on the site and the plan to resolve the violation by evicting the violator. The Commission asked questions and Mr. Ouimette, Attorney Ali and Mr. George Mastromanolis, owner, responded. Mr. Fredricksen, Land Use Administrator, also responded to questions from the Commission. The Commission then reviewed Town comments with Mr. Ouimette.

4. #P11-27 Site Plan Application of Broadway Medical Associates, LLC, Owner and Applicant, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Broadway Square, 2 Broadway, North Haven, CT. Proposed Office Bldg., Off Peck St., Broadway Medical Associates, LLC. Prepared by Alphonse E. Savarese, P.E. Site Engineer, Dated 8-8-11. Scale 1" = 20'. A-20 Zoning District.

Mr. John Cruet, Architect, presented the application to permit the construction of a new two-story, 2000 square foot building in the northwest portion of the site. Mr. Cruet described the project in further detail. The Commission asked questions and Mr. Cruet responded. Mr. Alphonse Savarese, P.E., discussed the grading, storm water management and parking plans for the project. Mr. Bodwell, Town Engineer, and Mr. Fredricksen, Land Use Administrator, also responded to questions from the Commission. Then Mr. Robert Anastasio, owner, discussed lighting with the Commission.

8-24 REFERRAL:

Mr. Roberts, Acting Secretary, read the call for the following Section 8-24 Referrals.

1. #P11-28 Section 8-24 Referral - Application of the Town of North Haven for the replacement of the salt shed at the Public Works Garage, 110 Elm Street.

Mr. Jonathan Bodwell, Town Engineer, presented the application for the replacement of the salt shed at the Public Works Garage, 110 Elm Street.

2. #P11-29 Section 8-24 Referral – Application of the Town of North Haven for the acceptance of Pierpont Court, the construction of which has been completed and inspected by the Town Engineer, Jonathan Bodwell, P.E., and found to be in accordance with town standards and with the approval granted by the Planning and Zoning Commission on 20 July 2006.

Mr. Jonathan Bodwell, Town Engineer, presented the application for the acceptance of the road, Pierpont Court, by the Town of North Haven.

OTHER:

1. Model Stay of Demolition

-To be reviewed by the Town Attorney

2. Antonio's 528 Washington Avenue

-The Zoning Enforcement Officer sent a letter to the owner requesting that the bond be posted. The Commission suggested to refer this matter to the Town Attorney and have the Zoning Enforcement Officer look at outside storage.

3. Bees, Regulations Section 8.4.1.3

-Revisit at next month's meeting under "Other."

4. Paving Half Mile Road – Mr. Carlson recused himself from this matter and Mr. Roberts read a letter from the Department of Public Works regarding the paving of Half Mile Road.

-Mr. Jonathan Bodwell, Town Engineer, stated that Empire Paving made a suggestion to eliminate the required sidewalks in order to widen and pave a portion of Half Mile Road.

Mrs. Ranciato-Viele asked for public comment.

Public comment:

1. Mike Sacchetti, 236 Half Mile Road, stated that Half Mile Road is in desperate need of repair and poses a safety issue.

Mr. Roberts moved to have Empire Paving pave and widen Half Mile Road and to eliminate the required sidewalks; Mr. Andrews seconded the motion. The Commission voted as follows:

Ranciato-Viele – aye Roberts – aye Andrews – aye Homa – nay

The motion was approved.

5. Pondview Estates Bond

-Attorney Bernard Pellegrino, Jr. asked the Commission to assign the Planning and Zoning bond to the Pondview Estates Association in order to finish work on this site.

Mr. Roberts moved to assign the Planning and Zoning bond to the Pondview Estates Association; Mr. Carlson seconded the motion. The Commission voted as follows:

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

The motion was approved.

CHANGE OF USE:

344 Washington Avenue

Mr. Roberts moved to approve the Change of Use from retail to a dental office; Mr. Carlson seconded the motion. The Commission voted as follows:

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

The Change of Use was approved.

144B Washington Avenue

Mrs. Sylvia D'Olloro, owner, and Theresa Jhang, applicant, presented the Change of Use from service to a message therapist's office.

Mr. Roberts moved to approve the Change of Use from a service to a massage Therapist's office; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The Change of Use was approved.

376 Universal Drive North

Mr. Fredricksen, Land Use Administrator discussed the Change of Use from retail to a children's photography studio.

Mr. Roberts moved to approve the Change of Use from retail to a children's photography studio; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The Change Of Use was approved.

BREAK: 9:16 – 9:25 PM

DELIBERATION SESSION:

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

8-24 REFERRALS:

1. #P11-28 Section 8-24 Referral - Application of the Town of North Haven for the replacement of the salt shed at the Public Works Garage, 110 Elm Street.

Mr. Roberts moved to the approve the Section 8-24 Referral for the replacement of the salt shed at the Public Works Garage; Mr. Carlson seconded the motion. The Commission voted as follows:

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

The 8-24 Referral was approved.

2. #P11-29 Section 8-24 Referral – Application of the Town of North Haven for the acceptance of Pierpont Court.

Mr. Roberts moved to approve the Section 8-24 Referral for the acceptance of the road, Pierpont Court; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The 8-24 Referral was approved.

PUBLIC HEARINGS:

3. #P11-20 Application of Giacomo Tolomeo, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 2.6.1, Uses Permitted In Mixed Use Districts.

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

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

The application was approved with conditions.

SITE PLANS:

4. #P11-24 Site Plan Application of George Mastromanolis, Owner and Applicant, relative to 346 State Street.

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

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

The application was approved with conditions.

5. #P11-27 Site Plan Application of Broadway Medical Associates, LLC, Owner and Applicant, relative to 2 Broadway.

Mr. Carlson moved to approve the application with an additional sidewalk from Peck Street to the front of the new building and with the Town Engineer’s approval required for the redesign of parking spaces; Mr. Roberts seconded the motion. The Commission voted as follows:

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

The application was approved with conditions.

INFORMAL PRESENTATION: None

BOND RELEASES & REDUCTIONS:

#P10-21, 300 Sackett Point Road

Mr. Carlson moved to release the entire bond for application #P10-21, 300 Sackett Point Road, in the amount of \$50,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

#P10-17, 393 State Street

Mr. Roberts moved to release the entire bond for application #P10-17, 393 State Street, in the amount of \$50,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

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

#P08-58, 301-303 State Street

Mr. Carlson moved to release the entire remaining bond for application #P08-58, 301-303 State Street, in the amount of \$10,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: -Connecticut Federation of Planning & Zoning Agencies
Newsletter, Summer 2011
-Connecticut Conference of Municipalities

MINUTES:

August 1, 2011

Mr. Carlson moved to approve the minutes of the August 1, 2011 meeting; Mr. Roberts seconded the motion. The Commission voted as follows:

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

Mrs. Ranciato-Viele spoke regarding the Cease & Desist Order issued for 290 Washington Avenue, North Haven Fair.

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 10:00 PM.