

APPROVED 11-14-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 3, 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 7:09 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

PUBLIC HEARINGS: None

SITE PLANS:

1. #P11-30 Site Plan Application of Mark Lightowler, Applicant, Lightsout, LLC, Owner, relative to 51 Middletown Avenue, (Map 3, Lot 49). Plan Entitled: Site Plan, Property of Lightsout, LLC, 51 Middletown Avenue, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 8-01-11. Scale 1" = 20'. CB-20 Zoning District.

Mr. Chris Gagnon, P.E. of Godfrey Hoffman & Associates presented the application to permit the construction of a 15' x 22' addition to the north side of the existing car wash building to contain a dog washing use. Then, he explained why he is requesting to waive required sidewalks. The Commission asked questions and Mr. Gagnon and Mr. Lightowler, owner, responded.

OTHER:

1. Bees, Regulations Section 8.4.1.3

Ms. Pam Sletten, 9 Frost Drive, is requesting to change regulation 8.4.1.3. to allow bees to be kept on less than two acres of land. She explained to the Commission why she is requesting this regulation change.

Dr. Kirby Stafford of The Connecticut Agricultural Experiment Station further explained the procedure for keeping of bees and answered questions from the Commission.

Mr. Giulietti suggested waiting for public comment and reviewing this matter at next month's meeting.

2. 101 Sackett Point Road

Mr. James Monge of Dakota Builders spoke regarding the installation of five air conditioning units. The Commission asked questions and Mr. Monge responded.

Mr. Carlson moved to approve the installation of five (5) air conditioning units; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

3. Z.E.O. Reports

Mr. Giulietti stated that he would like the Commission to be notified of zoning violations by the Zoning Enforcement Officer providing an updated list of violations every month.

4. 101 Powdered Metals Road Bond

Mr. Robert Brown of Brown and Associates spoke regarding adjusting the bond amount for the project located at 101 Powdered Metal Road. He also asked to minimize required paving. The Commission asked questions and Mr. Brown and Mr. Mike Zulawski, owner, responded.

Mr. Carlson moved to authorize the Town Engineer to review and adjust the bond amount for 101 Powdered Metals Road; Mr. Roberts seconded the motion. The Commission voted as follows:

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

CHANGE OF USE:

222 Universal Drive

Mr. Kevin Geenty of Geenty Realtors and Mr. Hakan Iskifolu presented the Change of Use from retail to sales and storage of computer and phone system parts. Approximately six employees will be hired and the hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m.

Mr. Cummings moved to approve the Change of Use from wholesale/retail to retail; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

BREAK: 8:34 – 8:45 PM

DELIBERATION SESSION:

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

SITE PLANS:

- 1. #P11-30 Site Plan Application of Mark Lightowler, Applicant, Lightsout, LLC, Owner, relative to 51 Middletown Avenue.

Mr. Carlson moved to approve the application,waive the sidewalks and release the \$4,000.00 bond after the \$2,500.00 bond is posted; 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.

INFORMAL PRESENTATION: None

EXTENSIONS:

#P11-22, 1405 & 1415 Hartford Turnpike

Mrs. Ranciato-Viele moved to approve a ninety (90) day extension for application #P11-22, 1405 & 1415 Hartford Turnpike; Mr. Cummings seconded the motion. The Commission voted as follows:

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

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE:

Quinnipiac University Students' Addresses

Mrs. Ranciato-Viele has concerns with Quinnipiac students having more than three unrelated people living at the same residence. Mr. Fredricksen, Land Use Administrator, explained how this matter will be handled.

MINUTES:

September 8, 2011

Mr. Cummings moved to approve the minutes of the September 8, 2011 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

September 12, 2011

Mr. Carlson moved to approve the minutes of the September 12, 2011 meeting; Mr. Roberts seconded the motion. The Commission voted as follows:

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

September 20, 2011

Mr. Cummings moved to approve the minutes of the September 20, 2011 meeting; Mrs. Ranciato-Viele 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; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:12 PM.