

**APPROVED 7-9-12**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, June 4, 2012 at the North Haven Community and Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Theresa Ranciato-Viele  
Edward M. Homa, Alternate  
Richard E. Wilson, 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. Carlson, Chairman, opened the meeting at 7:07 p.m. and introduced the Commissioners, alternates, town staff and the clerk. The Commission then held a moment of silence in remembrance of Commission member, Mr. Douglas Roberts. Then Mr. Carlson asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P12-08 has been withdrawn by the applicant and application #P12-16 has been postponed to the July 9, 2012 meeting. Mr. Carlson then explained to the public that the Commission has elected to deliberate on application #P12-07 first.

**DELIBERATION SESSION:**

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

**PUBLIC HEARINGS:**

4. #P12-07 Application of Bernard Pellegrino, Applicant, proposed amendment to The North Haven Zoning Regulations, to add Section 2.6, to allow a Housing Opportunity Zone.

Mr. Andrews moved to deny the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was denied.

The Commission offered the following reasons for the denial.

1. The proposed Zoning Regulation Amendment is not in accordance with the Town's Plan of Conservation and Development and is not in harmony with the Town of North Haven.
2. The Regional Planning Commission determined that this proposed Zoning Regulation Amendment is inconsistent with the Regional Plan of Conservation and Development.
3. Residents were in opposition to the proposed Amendment.

**BREAK:** 7:16 – 7:25 PM

Mr. Andrews moved to go out of deliberations; Mr. Giulietti seconded the motion. All were in favor.

#### **PUBLIC HEARINGS:**

1. #P12-08 Application of Bernard Pellegrino, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 2.7, to allow an Affordable Housing Opportunity Zone. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

This application has been withdrawn by the applicant.

2. #P12-16 Application of Bernard Pellegrino, Applicant, proposed amendment to the North Haven Zoning Regulations, to Add Section 4.4.1.38, to allow an Upper Washington Avenue Multi-Use (UWMU) Development Zone. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

This application has been postponed to the July 9, 2012 meeting.

#### **SITE PLANS:**

3. #P12-17 Site Plan Application of Lexmar Properties, LLC, c/o Cindy Mario, Applicant, Roballey Properties, LLC, Owner, relative to 12 Montowese Avenue, (Map 16, Lot 73). Plan Entitled: Property Located at #12 Montowese Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 5/7/12. Scale 1" = 20'. IL-30 Zoning District.

Attorney John Parese, representing the applicant, and Mr. Jim Pretti of Criscuolo Engineering presented the application to permit the construction of a 50' x 95' attorney's office building on a non-conforming lot.

An approval of a front yard variance of 39', a side yard variance of 13' and a continuous strip of landscaped area variance of 4' was granted by the Zoning Board of Appeals on May 17, 2012. The Commission asked questions and Mr. Pretti responded. Then, Attorney Parese gave closing remarks.

**OTHER:**

- Modification of Application #P11-22, 1405 and 1415 Hartford Turnpike

Mr. Peter Knudsen spoke regarding the sidewalk modification. Also, Shannon Knudsen of 1401 Hartford Turnpike stated that she is not in favor of sidewalks on Hartford Turnpike.

Mr. Giulietti moved to approve the sidewalk modification with the removal of the sidewalk located in front of lot one only; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

**CEASE & DESIST ORDERS:**

Mr. Alan Fredricksen, Land Use Administrator, outlined current zoning violations with the Commission.

140 Montowese Avenue – Outdoor parking of a vehicle exceeding three quarter ton capacity. A Cease & Desist Order was sent on May 17, 2012.

392 Washington Avenue – Displaying a non-permitted sign. A Cease & Desist Order was sent on May 10, 2012.

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

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

**BONDS RELEASES & REDUCTIONS:**

#P08-16, 400 Universal Drive North

Mr. Giulietti moved to release the entire bond for application #P08-16, 400 Universal Drive North, in the amount of \$5,000.00; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

Mr. Giulietti moved to go out of deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

**CHANGE OF USE:**

323 Washington Avenue

Mr. Fredricksen, Land Use Administrator, presented the Change of Use from a service to retail, a frozen yogurt store. The Commission asked questions and Mr. Fredricksen responded.

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

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

198 State Street

Mr. Barry Steinberg, P.E. of Steinberg and Associates and Mr. Gabe Zurolo, owner, presented the Change of Use from an indoor skating facility to an office use.

Mr. Giulietti moved to approve the Change of Use from an indoor skating facility to an office use. Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

**DELIBERATION SESSION:**

Mr. Andrews moved to go back into deliberations; Mr. Wilson seconded the motion. All were in favor.

**SITE PLANS:**

3. #P12-17 Site Plan Application of Lexmar Properties, LLC, c/o Cindy Mario, Applicant, Roballey Properties, LLC, Owner, relative to 12 Montowese Avenue.

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

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with conditions.

**CORRESPONDENCE:** - State of CT Dept. of Transportation Letter Dated May 7, 2012  
-2013 Meeting Dates

Mr. Andrews moved to approve the 2013 Meeting Dates; Mr. Wilson seconded the motion. All were in favor.

Mrs. Ranciato-Viele requested an updated list of Quinnipiac students residing in North Haven.

**MINUTES:**

May 7, 2012

Mr. Giulietti moved to approve the minutes of the May 7, 2012 meeting; Mr. Andrews seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Andrews moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:02 PM.