

APPROVED 2-4-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 7, 2013 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Theresa Ranciato-Viele
Ronald D. Penton
Richard E. Wilson, Alternate
Mary Jane Mulligan, Alternate

MEMBERS ABSENT:

Edward M. Homa, Alternate

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 7:06 p.m. and introduced the Commissioners, alternates and town staff. Then, Mr. Carlson stated that there were no changes to the agenda.

PUBLIC HEARINGS:

The Commission elected to hear applications #P12-38S and #P12-38 together.

1. #P12-38S Special Permit Application (as authorized by Section 4.4.1.39), of Bernard Pellegrino, Esq., Applicant, Calvin & Bernice D'Addio, Owners, relative to 520 Washington Avenue, (Map 95, Lots 5 & 6). Plan Entitled: Special Permit/Site Plan application For a Proposed Apartment Community, 520 Washington Ave., North Haven, Connecticut. Prepared by Freeman Companies, LLC. Dated December 10, 2012. Scale 1" = 30'. CB-40/R-20 Zoning Districts.

4. #P12-38 Site Plan Application of Bernard Pellegrino, Esq., Applicant, Calvin & Bernice D'Addio, Owners, relative to 520 Washington Avenue, (Map 95, Lots 5 & 6). Plan Entitled: Special Permit/Site Plan application For a Proposed Apartment Community, 520 Washington Ave., North Haven, Connecticut. Prepared by Freeman Companies, LLC. Dated December 10, 2012. Scale 1" = 30'. CB-40/R-20 Zoning Districts.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the applications for a proposed apartment community consisting of 125 residential dwelling units, and 3, 211 square feet of commercial space on approximately 4 acres. The front, 4 story building is proposed as residential units with commercial space on the first floor. The two rear buildings are proposed to be 3 stories, residential only.

Mr. Steve Inglese, developer for 520 Washington Avenue, LLC, believes this project will help further enhance development in this area. He then described the proposed development. Mr. Eric Labatte, Civil Engineer of Freeman Companies located in Hartford, CT, further described the proposed site, parking calculations, storm water management system and the utility and lighting plans. He then submitted a photograph of the proposed light fixtures, Exhibit A. Attorney Pellegrino submitted an appraisal study conducted for the area, Exhibit B.

Mr. Dennis Goderre, Landscape Architect, described the landscaping plan proposed for the site. The Commission asked questions and Mr. Goderre, Mr. Labatte and Mr. Inglese responded. Then, Mr. James Ford, Traffic Engineer of Beta Group in Hartford, CT, discussed the traffic report and parking plan for the proposed project. The Commission asked further questions and Mr. Ford, Attorney Pellegrino and Mr. Inglese responded.

Mr. Ray Sullivan of the Sullivan Architectural Group described the proposed buildings and the different types of units.

Mr. Carlson asked for public comment.

Public comment:

1. Mary White, 67 Summer Lane, met with Steve Inglese and neighbors and she is in favor of the project. She stated that the neighbors should have contact names and numbers of the building's management staff. She would like to see the west side of Washington Avenue also developed.
2. Rich Mauri, 7 DonMar Court, spoke in favor of the application. He thanked Mr. Inglese for meeting with him and asked about security measures for the area outside of the 6' fence.
3. Marge Quinn, 11 Deer Run Lane, feels this project will enhance Washington Avenue and will be a good tax revenue generator. She stated that she has no traffic concerns.
4. Lee Fermo, 62 Juniper Drive, spoke in favor of the application and has no traffic concerns.

5. Michael Katz, 12 DonMar Court, met with Mr. Inglese and is in favor of the application but is concerned with balconies that will be visible from his street and asked if balcony lighting could be limited.
6. Lucille Russo, 9 DonMar Court, spoke in favor of the application if the plan remains as proposed.

Attorney Pellegrino responded to the public comment and Mr. James Ford and Mr. Inglese further addressed parking concerns posed by the Commission.

The Commission decided to keep the Public Hearing open in order to hire a traffic consultant to review the parking and traffic conditions for this project.

Mr. Penton moved to continue the Public Hearing to the February 4, 2013 meeting in order to procure a report by a traffic consultant hired by the town; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

BREAK: 9:45 – 9:55 PM

The Commission elected to hear applications #P12-34S, #P12-34 and #P12-34A together.

Mr. Giulietti recused himself from this application and Ms. Mulligan sat.

2. #P12-34S Fill Permit Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120' IG-80 Zoning District.
5. #P12-34 Site Plan Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120'. IG-80 Zoning District.
6. #P12-34A CAM Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120'. IG-80 Zoning District.

Attorney John Parese presented the applications to permit the installation and maintenance of the US Environmental Protection Agency and Connecticut Department of Energy and Environmental Protection approved final site clean up of shallow groundwater at the east side of the Pharmacia & Upjohn Company property. Mr. Russell Downey of Pfizer submitted a power point presentation, Exhibit A.

On November 28, 2012, the Inland Wetlands Commission approved a Permit To Conduct Regulated Activity with a positive Site Plan Referral.

The proposed work includes the construction of an approximately 5, 400 lineal feet wall to keep groundwater from leaving the property, as well as an extraction and treatment system for groundwater. The north and south piles and the lagoon are proposed to be capped.

Mr. Randy White of Golder Associates gave an overview of the site-wide remedy, primary objectives and the future use vision. Mr. Keith Bogatch, P.E. of Brown and Caldwell discussed components of the remedial project as well as monitoring and maintenance. The Commission asked questions and Mr. Bogatch responded. Then, Mr. John Coffey, Construction Manager, described the construction of the proposed trench that will be pumped with grout to form a barrier wall.

Mr. Carlson asked for public comment. There being no public comment the Public Hearing was closed.

The Commission elected to hear applications #P12-40S and #P12-40 together.

3. #P12-40S Special Permit Application (as authorized by Section 5.1.1.65), of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue, (Map 95, Lot 35). Plan Entitled: Proposed Site Plan, "Washington Square", Retail-Office Center, Washington Avenue – Defco Park Road. Property to Be Conveyed to Washington Square Associates Developer – American Development Corp., North Haven, Conn. . Prepared by Joseph B. Burns, P.E. Dated Jan. 16, 1986. Scale 1" = 20'. Il-30 Zoning District.
9. #P12-40 Site Plan Application of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue, (Map 95, Lot 35). Plan Entitled: Proposed Site Plan, "Washington Square", Retail-Office Center, Washington Avenue – Defco Park Road. Property to Be Conveyed to Washington Square Associates Developer – American Development Corp., North Haven, Conn. . Prepared by Joseph B. Burns, P.E. Dated Jan. 16, 1986. Scale 1" = 20'. Il-30 Zoning District.

Attorney Timothy Lee, representing the Vantage Group, Inc., presented the applications to permit the change of use of approximately 2,000 square feet of this 14,600 square feet building from office to an Adult Rehabilitative Center. No exterior work is being proposed at this time.

The hours of operation would be Monday through Friday from 8:30 a.m. to 4:30 p.m. Mr. Pittman of the Vantage Group further described the purpose of the Adult Rehabilitative Center. The Commission asked questions and Attorney Lee and Mr. Pittman responded. The Commission stated that they would like to see sidewalks installed. Then an aerial photograph of the site was submitted, Exhibit A.

Mr. Carlson asked for public comment. There being no public comment, the Public Hearing was closed.

SITE PLANS:

The Commission elected to hear applications #P12-39 and #P12-39A together.

7. #P12-39 Site Plan Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive, (Map 52, Lot 2). Plan Entitled: Property Located at Leonardo Drive, North Haven Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 11/28/2012. Scale 1" = 100'. IL-80 Zoning District.
8. #P12-39A CAM Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive, (Map 52, Lot 2). Plan Entitled: Property Located at Leonardo Drive, North Haven Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 11/28/2012. Scale 1" = 100'. IL-80 Zoning District.

Mr. Jim Pretti of Criscuolo Engineering presented the applications to permit the construction of a new 9,600 square feet building for an office/warehouse use. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a positive Site Plan Referral on November 28, 2012. The Commission asked a few questions and Mr. Pretti responded.

OTHER:

Mr. Fredricksen discussed the following proposed Zoning Amendments with the Commission.

- Town of Hamden Proposed Zoning Amendment
- City of New Haven Proposed Zoning Amendment

DELIBERATION SESSION:

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

PUBLIC HEARING:

2. #P12-34S Fill Permit Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane.

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

Carlson – aye Andrews – aye Ranciato-Viele – aye Penton – aye Mulligan - aye

The application was approved with appropriate conditions.

3. #P12-40S Special Permit Application (as authorized by Section 5.1.1.65), of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue.

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

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

The application was approved with appropriate conditions.

SITE PLANS:

4. #P12-38 Site Plan Application of Bernard Pellegrino, Esq., Applicant, Calvin & Bernice D’Addio, Owners, relative to 520 Washington Avenue.

Mr. Giulietti moved to continue the application to the February 4, 2013 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The application was continued.

5. #P12-34 Site Plan Permit Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane.

Mrs. Ranciato-Viele moved to approve the application; Ms. Mulligan seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Ranciato-Viele – aye Penton – aye Mulligan - aye

The application was approved with appropriate conditions.

6. #P12-34A CAM Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane.

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

Carlson – aye Andrews – aye Ranciato-Viele – aye Penton – aye Mulligan – aye

The application was approved with appropriate conditions.

7. #P12-39 Site Plan Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive.

Mrs. Ranciato-Viele moved to approve the application and waive the sidewalk requirement; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

8. #P12-39A CAM Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive.

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

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

The application was approved with appropriate conditions.

9. #P12-40 Site Plan Application of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue.

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

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

The application was approved with appropriate conditions.

CEASE & DESIST ORDERS: None

INFORMAL PRESENTATION: None

EXTENSION:

#P12-18, 301 Kings Highway

Mrs. Ranciato-Viele moved to approve a ninety (90) day extension for application #P12-18, 301 Kings Highway; Mr. Penton seconded the motion. The Commission voted as follows:

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

BONDS RELEASES & REDUCTIONS: None

CHANGE OF USE:

310 Washington Avenue

Mr. John Vigliotti, owner of 310 Washington Avenue, presented the change of use from office to a learning center.

Mrs. Ranciato-Viele moved to approve the Change of Use from office to a learning center; Mr. Penton seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - ZEO Report
-Planning Commissioners Journal

MINUTES:

December 3, 2012

Mrs. Ranciato-Viele moved to approve the minutes of the December 3, 2012 meeting; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 11:30 PM.