

APPROVED 8-5-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, July 1, 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
Edward M. Homa, Alternate

MEMBERS ABSENT:

Mary Jane Mulligan, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Jennifer Coppola, Town Counsel
Mary Lee Rydzewski, Public Stenographer
Angela Izzo, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:05 p.m. and introduced the Commissioners, alternates and town staff. Then Mr. Carlson asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

PUBLIC HEARINGS:

Mr. Andrews read the call for the first Public Hearing.

1. #P13-21 Application of Bernard Pellegrino, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 5.2.1.61, Recycling Center – Transfer Station. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application for Global Environmental Services. The amendment proposed is to permit a Transfer Station/ Recycling Center in an IG Zoning District, operated by the town or privately owned.

The board asked questions and Mr. Pellegrino addressed them. Mr. Giulietti asked the applicant to clarify some of the terms in the proposed amendment.

Ms. Coppola, Town Counsel, addressed commission members' questions regarding the town's input or recommendation to this amendment. She also distributed a hand out containing new language in Subsection I, Exhibit A.

Lynn Sadosky, Director of Public Works, addressed the Commission to explain the process of single stream recycling and to inform them about the grant that was awarded to the Town. The operation of the town's transfer station and recycling center was explained.

Public comments:

Mary White, 67 Summer Lane, illustrated on a town map the areas near the IG zone. She spoke of the benefits and disadvantages of this amendment. She offered suggestions to the Commission to consider in approving this amendment. (Exhibit 1)

In opposition:

Joseph Forte, 36 Cedar Avenue, is concerned with the condition of the Circuit Wise building where this use is being considered. He is also concerned with the traffic, the pollution and the proposed location.

Ann Ruocco, 23 Ansonia Drive, is upset with the proposed location of this project and also the lack of safety and the added pollution and the added noise in the Montowese area. This project will lower the value of the homes in the Montowese area. Flooding is also a concern.

Lee Fermo, 62 Juniper Drive, concerned with the flow of traffic.

Marge Quinn, 11 Deer Run Lane, concerned with the existing businesses losing customers.

Joan Mazurek, 154 Cloudland Road, concerned with pollution and lack of control from the town to do anything about it after businesses leave town. (Exhibit 2)

Fred Kortsep, 69 Frost Drive, would like this amendment to be for just that one property.

Kristin Soto, Peters Lane, too close to her home.

Peter Vorio, Jr., 65 Frost Drive, sees no benefit to this amendment.

Peter Vorio, 444 Quinipiac Avenue, concerned about traffic.

Joan Mazurek, 165 Cloudland Road, concerned about traffic. She suggested that a Traffic Study be provided for Montowese Avenue.

Attorney Pellegrino addressed some of the residents' concerns. He stated that he would be willing to come back next month and bring a video illustrating the clean operation of his client's proposed use.

There being no further public comment, the Public Hearing was continued.

BREAK: 8:35 – 8:45 PM

Mr. Andrews read the call for the second Public Hearing.

The Commission elected to hear applications #P13-22S, #P13-22 and #P13-22A together.

2. #P13-22S Special Permit Application (as authorized by Section 2.4.1.3) of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lots 13 & 14). Plan Entitled: Site Plan Review, North Haven Planning & Zoning Commission, 160 & 164 State Street (US Route 5) North Haven, CT. Prepared by BL Companies. Dated June 10, 2013. MEERZ Zoning District.

Attorney Dennis Ceneviva, representing 162 State St., LLC, presented the applications. His client is proposing to build 150 apartments, age restricted 55 and over. Eight (8) of those will be affordable units, or 5% of the units. There will be a 2,400 square foot community center and a medical center. The complex will be ADA accessible and have pedestrian access to Health Trax, Yale Hospital and the Gaylord Wellness Center facilities by a common driveway.

Attorney Ceneviva submitted a letter from Police Chief McLoughlin acknowledging the receipt of the traffic report, Exhibit A.

Chris Gagnon – P.E., BL Companies, explained the layout of the proposed building as it relates to the 55 and over residents. It will be located on a level area and there will be no stairs. He also spoke about the landscaping, the sewer system and storm water management.

The commission asked questions and the applicants addressed them.

Mr. Penton asked about increasing the number of handicapped spaces.

Mr. Andrews inquired about having the bathrooms handicapped accessible.

Public comments:

Ann Ruocco, 24 Ansonia Drive, agrees with the safe bathrooms.

There being no further public comment, the Public Hearing was closed.

SITE PLANS:

3. #P13-22 Site Plan Application of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lots 13 & 14). Plan Entitled: Site Plan Review, North Haven Planning & Zoning Commission, 160 & 164 State Street (US Route 5) North Haven, CT. Prepared by BL Companies. Dated June 10, 2013. MEERZ Zoning District.

4. #P13-22A CAM Application of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lots 13 & 14). Plan Entitled: Site Plan Review, North Haven Planning & Zoning Commission, 160 & 164 State Street (US Route 5) North Haven, CT. Prepared by BL Companies. Dated June 10, 2013. MEERZ Zoning District.

OTHER: 195 McDermott Road

Chris Sirois, of Covidien, addressed the Commission about the installment of a sculpture at the Covidien site.

Mr. Andrews 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

CHANGE OF USE: 26 Broadway

Mr. Giulietti recused himself from this application and Mr. Homa sat.

Attorney Bernard Pellegrino presented the change of use from a dance studio to office space.

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

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

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P13-21 Application of Bernard Pellegrino, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 5.2.1.61, Recycling Center – Transfer Station.

Mr. Giulietti moved to continue this application to the August 5, 2013 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

2. #P13-22S Special Permit Application (as authorized by Section 2.4.1.3) of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street.

Mr. Penton moved to approve the application; 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.

SITE PLANS:

3. #P13-22 Site Plan Application of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street.

Mr. Andrews moved to approve the application; 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 approved with appropriate conditions.

4. #P13-22A CAM Application of John Orsini, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street.

Mrs. Ranciato-Viele moved to approve the application; 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.

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS: None

CEASE & DESIST ORDERS: None

CORRESPONDENCE: - 2014 Meeting Dates
- Town of Wallingford, Resubdivision Application
- DEEP Letter, Pharmacia & Upjohn
- Conn. Federation of Planning & Zoning Agencies, Quarterly Newsletter, Summer 2013

Mrs. Ranciato-Viele moved to approve the 2014 meeting dates; Mr. Penton seconded the motion. All were in favor.

MINUTES:

June 3, 2013

Mr. Andrews moved to approve the June 3, 2013 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

Attorney Jennifer Coppola advised the Commission of an agreement that she drafted for the Town regarding a resident who is interested in building a new home and live in the older residence while building on same lot. The agreement was distributed to all the members for their information.

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:48 PM.