

APPROVED 2-3-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 6, 2014 at the North Haven Memorial Library, 17 Elm Street, in the Community at 7:00 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Edward M. Homa, Alternate
Mary Jane Mulligan, 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 7:01p.m. and introduced the Commissioners, alternates and town staff. 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: None

OTHER:

370 Bradley Street

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm, representing the owner and applicant, presented a request to install a 500 gallon fuel storage tank for the maintenance staff on the campus of Quinnipiac University located at 370 Bradley Street. The Commission asked questions and Attorney Pellegrino and Mr. Fredricksen responded.

Mrs. Ranciato-Viele moved to approve the installation of a fuel storage tank at 370 Bradley Street with the installation of bollards and Fire Marshall and Building approvals; Mr. Penton seconded the motion. The Commission voted as follows:

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

DELIBERATION SESSION:

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

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS:

#P12-19, 105 Quinnipiac Avenue

Mr. Giulietti moved to release the entire bond for application #P12-19, 105 Quinnipiac Avenue, in the amount of \$40,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

CHANGE OF USE:

565 Washington Avenue

Ms. Tara Kerrigan, applicant, and Mr. William Wadsworth of Florida, owner, presented the Change of Use application to permit a hair salon at 565 Washington Avenue.

Mr. Penton moved to approve the change of use from office to service; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - Cease & Desist Orders – (9 total)
- The Connecticut Landscape Architect, Fall 2013
- ZEO Report

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

December 2, 2013

Mrs. Ranciato-Viele moved to approve the December 2, 2013 minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

December 9, 2013

Mr. Andrews moved to approve the December 9, 2013 minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Wilson – aye

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 7:42 PM.