

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

Minutes of the Planning & Zoning Commission meeting held on Monday, February 3, 2014 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Ronald D. Penton, Vice-Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Edward M. Homa, Alternate, sitting for Theresa Ranciato-Viele  
Mary Jane Mulligan, Alternate

**MEMBERS ABSENT:**

Theresa Ranciato-Viele  
Richard E. Wilson, Alternate

**OTHERS PRESENT:**

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

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:02 PM and introduced the Commissioners, alternates and town staff. Then he asked if there were any changes to the agenda. Mr. Alan Fredricksen, Land Use Administrator, stated that there were none.

**PUBLIC HEARINGS:** None

**SITE PLANS:**

1. #P13-35 Site Plan Application of Merola Motors, Inc., Applicant, Mary Jane Mulligan, Owner, relative to 93 State Street, (Map 59, Lot 40 ). Plan Entitled: General Location Survey, Site Plan Showing Merola Motors. Prepared by Anthony Mello Jr. Dated 11/26/13, Scale: 1" = 40'. IL-30 Zoning District.

Mr. Giulietti and Ms. Mulligan recused themselves from this application.

Mr. Anthony Thompson of Plans Ahead in Branford, Connecticut presented the application to permit the construction of an approximately 1,172 square feet addition to the southwest corner of this existing motor vehicle repair facility. The Commission asked questions and Mr. Thompson responded.

2. #P14-01 Site Plan Application of Barry Steinberg, Applicant, BCFM Realty Two, LLC, Owner, relative to 52 Washington Avenue, (Map 67, Lot 39 ). Plan Entitled: Site Plan Modification, Proposed Storage Room Addition. Prepared by Steinberg Associates. Dated 12/27/13, Scale: 1" = 20'. CB-20/R-20 Zoning Districts.

Mr. Richard Werle presented the application to permit the construction of an approximately 260 square feet addition to the east side of this existing structure. The proposed addition is intended to be used for storage associated with medical office use. The Commission asked questions and Mr. Werle responded.

Mr. Carlson asked about the gas meters on the side of the building that were to be relocated and the five (5) cherry trees that were never planted. Mr. Bodwell suggested curbing around the gas meters as an extra safety measure. Mr. Penton requested that the dumpster be enclosed and any additional dumpsters be removed from the site. He also asked that the 8' landscaped islands be added to the site plan.

**OTHER:** None

**DELIBERATION SESSION:**

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

1. #P13-35 Site Plan Application of Merola Motors, Inc., Applicant, Mary Jane Mulligan, Owner, relative to 93 State Street.

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

Carlson – aye Penton – aye Andrews – aye Homa – aye

The application was approved with appropriate conditions.

2. #P14-01 Site Plan Application of Barry Steinberg, Applicant, BCFM Realty Two, LLC, Owner, relative to 52 Washington Avenue.

Mr. Andrews moved to approve the application with additional curbing around the gas meters as well as all items included in staff comments; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

The application was approved.

**INFORMAL PRESENTATION:** None

**EXTENSIONS:**

#P13-17, 19 & 51 Patten Road

Mr. Penton moved to approve a second ninety (90) day extension for application #P13-17, 19 & 51 Patten Road; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

**BONDS:**

#B99-6, 311 Washington Avenue

Mr. Giulietti moved to table this item to the March 3, 2014 meeting; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa - aye

#P98-24, 88 Spring Road

Mr. Andrews moved to release the entire bond for application #P98-24, 88 Spring Road, in the amount of \$2,500.00; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

**CHANGE OF USE:** None

- CORRESPONDENCE:**
- Cease & Desist Orders – (1 total)
  - Connecticut Department of Energy & Environmental Protection Letter
  - ZEO Report
  - CT Federation of Planning & Zoning Agencies Newsletter

Mr. Fredricksen and Mr. Bodwell reviewed the correspondence with the Commission.

**MINUTES:**

January 6, 2014

Mr. Penton moved to approve the January 6, 2014 minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye

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

**EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation and proposed settlement in Arthur Hausman, et al. v. Robert P. Neubig and Arthur Hausman, et al. v. Giangola, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation and proposed settlement in Arthur Hausman, et al. v. Robert P. Neubig and Arthur Hausman, et al. v. Giangola.

Jennifer Coppola, Town Counsel, suggested that the Commission enter into Executive Session to further discuss the above pending litigation.

Mr. Giulietti moved to enter into Executive Session with the addition of the Arthur Hausman, et al. v. Giangola matter at 7:42 PM; Mr. Penton seconded the motion. The Commission invited Jennifer Coppola, Town Counsel, Mr. Alan Fredricksen, Land Use Administrator and Mr. Jonathan Bodwell, Town Engineer, into Executive Session. The motion was unanimously approved.

Mr. Penton moved to go out of Executive Session at 9:08 PM; Mr. Andrews seconded the motion. The motion was unanimously approved.

**ADJOURN:**

There being no further business, Mr. Giulietti moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 9:09 PM.