

APPROVED 4-7-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 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
Theresa Ranciato-Viele
Edward M. Homa, Alternate
Mary Jane Mulligan, Alternate

MEMBERS ABSENT:

Richard E. Wilson, 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 7:01 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 the Executive Session scheduled for tonight will be held at a later date.

PUBLIC HEARINGS: None

SITE PLANS:

The Commission elected to hear applications #P14-02 & #P14-02A together.

1. #P14-02 Site Plan Application of Greenskies Renewable Energy, LLC, Applicant, Town Of North Haven, Owner, relative to 1122 Universal Drive, (Map 28, Lot 3). Plan Entitled: Planning and Zoning Commission Submission, PV Solar Array, North Haven Landfill. Prepared by Freeman Companies, LLC, Dated February 7, 2014. Scale: 1" = 80'. IG-80 Zoning District.

2. #P14-02A CAM Application of Greenskies Renewable Energy, LLC, Applicant, Town of North Haven, Owner, relative to 1122 Universal Drive, (Map 28, Lot 3). Plan Entitled: Planning and Zoning Commission Submission, PV Solar Array, North Haven Landfill. Prepared by Freeman Companies, LLC, Dated February 7, 2014. Scale: 1"=80'. IG-80 Zoning District.

Mr. Jeffrey LeBeau, P.E. of Freeman Companies, LLC presented the application intended to permit the installation of approximately 1020 solar panels on an approximately 230' x 140' area on the south side of the northern landform at the now closed historic town landfill on Universal Drive North. The goal of this project is to provide power for the operation of the Town's sewerage treatment facility. The Commission asked questions and Mr. LeBeau, Mr. Chris Palmer, P.E. of Greenskies Renewable Energy and Mr. Andrew Chester, Vice President of Greenskies Renewable Energy, responded.

3. #P14-03 Site Plan Application of Jeffrey Granquist, Applicant, Elm City Industrial Properties, Inc., Owner, relative to 200 Elm Street, (Map 44, Lot 18). Plan Entitled: Industrial Building, 200 Elm Street, North Haven, CT, Proposed Site Plan. Prepared by i3 LLC. Dated 01.07.14. Scale: 1" = 30'. IL-80 Zoning District.

Mr. Jeffrey Granquist, applicant, presented the application to permit an approximately 66' extension of the existing loading dock on the east side of this approximately 45,000 square feet, existing warehouse/trucking and distribution use building. No increase to the building footprint is proposed. No change of use is proposed. The applicant is requesting a waiver of the required sidewalks. The Commission asked questions and Mr. Granquist responded.

OTHER:

-89 Mill Road, Animal Haven

Mr. Alan Fredricksen, Land Use Administrator, explained to the Commission the request for the construction of a shed on an existing platform for storage at Animal Haven. The Commission authorized the issuance of a permit for the shed on the existing platform.

-36 Broadway, North Haven Cleaners

Mr. Alan Fredricksen, Land Use Administrator, explained to the Commission the request for a temporary trailer to be placed at the rear left side of the property while the collapsed roof is being reconstructed. The Commission authorized town staff to locate a trailer appropriately.

DELIBERATION SESSION:

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

SITE PLANS:

1. #P14-02 Site Plan Application of Greenskies Renewable Energy, LLC, Applicant, Town Of North Haven, Owner, relative to 1122 Universal Drive.

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

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

The application was approved with appropriate conditions.

2. #P14-02A CAM Application of Greenskies Renewable Energy, LLC, Applicant, Town of North Haven, Owner, relative to 1122 Universal Drive.

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

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

The application was approved with appropriate conditions.

3. #P14-03 Site Plan Application of Jeffrey Granquist, Applicant, Elm City Industrial Properties, Inc., Owner, relative to 200 Elm Street.

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

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

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS:

#P10-09, 191-209 North Hill Road

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

Mr. Andrews moved to reduce the bond for application #P10-09, 191-209 North Hill Road, from \$150,000.00 to \$10,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

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

CHANGE OF USE:

69 Dodge Avenue

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

Mr. Adam Jeskey, applicant, presented the change of use from a distribution and trucking business to a manufacturing business.

Mrs. Ranciato-Viele moved to approve the change of use from distribution and trucking to manufacturing; Mr. Homa seconded the motion. The Commission voted as follows:

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

- CORRESPONDENCE:**
- ZEO Report
 - Cease & Desist Orders – (1 total)
 - RPC Referral – City of New Haven

Mr. Fredricksen reviewed the correspondence with the Commission. Mrs. Ranciato-Viele asked about a sidewalk program for funding sidewalks in town.

MINUTES:

February 3, 2014

Mr. Andrews moved to approve the February 3, 2014 minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 7:41 PM.