

APPROVED 9-8-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 4, 2014 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in the Gymnasium 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
Mary Jane Mulligan, Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:04 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:

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

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

2. #P14-11 Continuation of the Application of Bernard Pellegrino, Applicant, proposed amendment to The North Haven Zoning Regulations, to add Section 5.1.3.16, to allow an IL Upper Washington Avenue Multi-Use (ILUWMU) Development Zone in the IL-30 Zoning District. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Attorney Bernard Pellegrino asked that this application be continued to the September 8, 2014 meeting and granted the Commission a 35 day extension for the public hearing.

Mr. Penton moved to continue this application to the September 8, 2014 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

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

2. #P14-19 Site Plan Application of TO Design, LLC, Applicant, North Haven Opportunities for Affordable Housing, Inc., Owner, relative to 518 Clintonville Road, (Map 70, Lot 37). Plan Entitled: 518 Clintonville Road, Prepared by TO Design LLC, Dated June 9, 2014. Scale: 1"= 20'. R-40 Zoning District.

Attorney Parese asked that this Public Hearing be kept open until next month in order to further address traffic concerns.

Attorney John Parese of Parrett, Porto, Parese and Colwell, P.C. representing NHOAH, applicant, presented the application to permit the construction of eight (8) affordable family dwelling units on this 1.58 acre site located in an R-40 Zoning District. The application is being made pursuant to C.G.S. 8-30g. NHOAH is intending to maintain ownership of the units and to rent them to eligible tenants. Then he submitted the following items as exhibits; The "Housing" portion of the Plan of Conservation and Development of North Haven, Exhibit A, the 2013 Affordable Housing Appeals List, Exhibit B, a letter dated August 4, 2014 from The Greater New Haven Community Loan Fund, Exhibit C. The Commission asked questions and Attorney Parese responded. Then Attorney Jennifer Coppola stated that she has not spoken to Commission members regarding this application.

Ms. Lorianne Martin explained the history of NHOAH and its purpose. Then she described the units being proposed at 518 Clintonville Road. Mr. James LeBlanc of TO Design, LLC further described the proposed units and the layout of the site. The Commission asked questions and Mr. LeBlanc responded. Mr. Penton feels that the proposed parking is inadequate and asked that the number of visitor parking spaces be increased so cars are not blocking emergency vehicles.

Mr. Mike Lambert, P.E. of Gary Cole & Son located in Plantsville, CT discussed the proposed drainage system. Mr. Penton asked if a backup generator for sewer pumps will be provided. Mr. Carlson asked if the 25' easement would be able to accommodate emergency vehicles. Mrs. Ranciato-Viele asked about storm water runoff affecting properties below the site and if utilities would be above the ground. Mr. Penton asked about installing sidewalks on Clintonville Road. The Commission asked a few more questions and Mr. Lambert, Mr. Fredricksen and Mr. LeBlanc responded.

Mr. Michael Weissbrod of Cross Key Architects further described the design of the proposed units and accessory buildings. Mr. David Berto of Housing Enterprises answered questions from a previous meeting with neighbors regarding privacy, drainage and visibility concerns. Then Attorney Parese discussed the Affordability Plan.

Mr. Carlson asked for public comment:

Public comment:

1. Susan Compton, 180 Maple Avenue, spoke regarding the density of the project compared to others in town and is in favor of this project. She feels North Haven needs more affordable housing.
2. Ralph Prete, 401 Clintonville Road, spoke in favor of the application.
3. Joan Tenedine, 14 Hilltop Terrace, spoke in favor of the application. She feels North Haven needs more affordable housing.
4. Bob Appicelli, 14 Hilltop Terrace, spoke in favor of the application. He feels North Haven needs more affordable housing.
5. Susan Ransom, 60 Country Way, a 44 year resident, spoke in favor of the application.
6. Julie Ann Young, former resident of Sumerdale development, spoke in favor of the application.
7. Walter Mahon, 130 Ezra Road, spoke in favor of the application.
8. Jane Davis, 216 Rimmon Road, spoke in favor of the application.
9. Owen Davis, spoke in favor of the application. He feels North Haven needs more affordable housing.
10. George Ambel, Summerdale Condominiums, spoke in favor of the application.
11. Katherine Lincoln, 1 Trumbull Place, spoke in favor of the application.
12. Sandy Stetson, 542 Middletown Avenue, likes that this development will be maintained by the churches of North Haven and feels it is a small project.
13. Marcy Faiman, 501 Clintonville Road, has concerns with increased accidents, and the line of sight. She feels that exiting the site will be a safety hazard. She asked that an environmental survey be conducted. She also has drainage concerns especially with regards to Sheffield Road. She submitted a petition from residents in opposition to this application, Exhibit 1. She stated that she is strongly opposed to this application because she feels it will have a direct impact on the safety, health and welfare of residents.
14. Anthony Cartier, 2 Sheffield Road, spoke in opposition to the application. He has drainage and traffic concerns.
15. Wayne Miele, 526 Old Clintonville Road, has drainage and traffic concerns and feels this is not an appropriate site for this development.
16. Thomas Dunn, 31 Pond Hill Road, spoke in opposition to the application.
17. Roland Malboeuf, 468 Clintonville Road, has drainage and traffic concerns. He feels this project will be a hardship to the whole neighborhood. He also has traffic concerns and feels the R-40 zone should remain for single family residences.
18. Julie Wisneski, 476 Clintonville Road, has traffic concerns.
19. Fran Wisneski, 476 Clintonville Road, feels that NHOAH should buy foreclosure homes and make them affordable.

20. Doug McGirr, 19 Sheffield Road, has drainage and traffic concerns. He also has safety concerns with the proposed driveway.
21. Anita Anderson, 32 Sheffield Road, has drainage concerns and asked if the applicant looked at Sheffield Road during a rain storm. She asked questions about the catch basins and feels there will be an over flow of cars parked on this site. She has safety concerns with children getting the school bus on Clintonville Road and asked the Commission to review the traffic study.
22. Mary Lea James, 1 Sheffield Road, she is in favor of affordable housing but feels this site is not a suitable location for this development. She also has traffic and drainage concerns. She asked that this application be denied.
23. Sharon Eliglio, 44 Sheffield Road, spoke in opposition to the application. She has concerns with drainage.
24. Joan Mazurek, 154 Cloudland Road, she asked why the land behind St. Barnabas Church and Middletown Avenue wasn't looked at for this project instead of Clintonville Road.
25. Shirley Brinkley, 537 Clintonville Road, spoke in opposition to the application due to flooding and traffic concerns.
26. Mary White, 67 Summer Lane, has concerns with the line of sight and asked the Commission to order a traffic study. She also has concerns with building units being built into the hill causing more flooding. She feels that not having a second exit is a safety hazard. She also feels that the proposed parking is inadequate and there will be an increase in traffic. Then she read her letter that was previously submitted in opposition to this project and asked that this application be denied.

Attorney Parese responded to the public comment and Mr. Andrews read a letter from the North Haven Police Chief regarding traffic safety concerns. Then, Mr. Fredricksen stated that he received letters from the following residents in opposition to this application, Exhibit 2.

- Pauline Palumbo, 15 Pond Hill Road
- Janice Kozen, 529 Old Clintonville Road
- Ralph and Sharon Rodriguez, 6 Sheffield Road
- Marian Ambrosino, 531 Clintonville Road
- Donna H. DiCello, 529 Old Clintonville Road
- June Pinto, 575 Clintonville Road

Mr. Giulietti moved to continue the Public Hearing to the September 8, 2014 meeting and requested that the North Haven Police Department be asked to perform the traffic study that Chief McLaughlin offered to do, preferably after school is in session, and that the Town Engineer be asked about an independent review of the drainage plan for the project; Mr. Penton seconded the motion. The Commission voted as follows:

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

BREAK: 9:24 – 9:38 PM

SITE PLANS:

3. #P14-16 Site Plan Application of Suite Development, LLC, Applicant & Owner, relative to 3 Lincoln Street, (Map 73, Lot 61). Plan Entitled: Site Development Plan, 3 Lincoln Street, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 06.06.2014. Scale: 1" = 20'. CB-20 Zoning District.

Mr. Jason Teitlebaum of Godfrey Hoffman Associates, representing David Branco of Dunkin Donuts, continued presenting the application to permit the change of use of this existing, approximately 860 square feet, single story structure from a single family residence to an office use. A parking lot consisting of nine parking spaces, a handicapped ramp, sidewalks and landscaping improvements are also proposed. The Commission asked questions and Mr. Teitlebaum responded.

Mrs. Ranciato-Viele recused herself from this application and Mr. Homa sat.

4. #P14-21 Site Plan Application of Metro PCS, Applicant, South Central Connecticut Regional Water Authority, Owner, relative to 3 Horseshoe Hill Road, (Map 8, Lot 66). Plan Entitled: Site Number CTNH515A, North Haven Water Tank, 3 Horseshoe Hill Road, North Haven, CT. 06473. Prepared by Atlantis Group. Dated 6/30/14. Scale: 1"= 16'. R-40 Zoning District.

Mr. Chuck Regulbuto and Ms. Denise Sabo of Northeast Site Solutions presented the application intended to permit the replacement of three (3) existing antennas and the addition of three (3) new antennas on top of the existing water tank on this property. The antennas are proposed to extend approximately eight feet above the top of this existing 40' high tank. The plan also proposes a new 6' x 6' equipment area on the southeast side of the tank.

5. #P14-22 Site Plan Application of 448 Washington Ave LLC, Applicant & Owner, relative to 448 Washington Avenue, (Map 90, Lot 28). Plan Entitled: Site Plan, Proposed Building for 448 Associates, 448 Washington Avenue, North Haven, CT. Prepared by Spindrift Design, LLC. Dated 7/5/2014. Scale: 1"= 10'. CB-40 Zoning District.

Dori Maher and Carl DiVia, owner, presented the application to permit the construction of an approximately 10' x 29' outdoor seating area off the northwest corner of the existing pizza restaurant on this property, as well as some minor site modifications. The Commission asked questions and Ms. Maher, Mr. DiVia and Mr. Fredricksen responded.

CHANGE OF USE: None

DELEBRATION SESSION:

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

SITE PLANS:

3. #P14-16 Site Plan Application of Suite Development, LLC, Applicant & Owner, relative to 3 Lincoln Street.

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

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

The application was approved with appropriate conditions.

4. #P14-21 Site Plan Application of Metro PCS, Applicant, South Central Connecticut Regional Water Authority, Owner, relative to 3 Horseshoe Hill Road.

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

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

The application was approved with appropriate conditions.

5. #P14-22 Site Plan Application of 448 Washington Ave LLC, Applicant & Owner, relative to 448 Washington Avenue.

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

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

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None

EXTENSION:

#P14-04, 217 Kings Highway

Mr. Giulietti moved to approve a ninety day extension for application #P14-04, 217 Kings Highway; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

BONDS: None

CHANGE OF USE: None

CORRESPONDENCE: CT Federation of P&Z Agencies Quarterly Newsletter

MINUTES:

July 7, 2014

Mr. Andrews moved to approve the July 7, 2014 minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

July 21, 2014

Mr. Penton moved to approve the July 21, 2014 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Penton moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 10:01 PM.