

**APPROVED 4-6-15**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, March 2, 2015 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  
James J. Giulietti  
Theresa Ranciato-Viele  
Mary Jane Mulligan, Alternate, sitting for Curtis D. Andrews  
Richard E. Wilson, Alternate

**MEMBERS ABSENT:**

Curtis D. Andrews, Sr., Secretary  
Edward M. Homa, 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 7:05 PM and introduced the Commissioners, alternates and town staff. Then he asked Mr. Alan Fredricksen, Land Use Administrator, if there were any changes to the agenda. Mr. Fredricksen stated that he would like to add the election of an Open Space Advisory Board member and a Change of Use Application for 26 Broadway to the agenda.

**PUBLIC HEARING:**

Ms. Mulligan, Acting Secretary, read the call for the Public Hearing.

1. #P15-02 Zone Change Application of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty & Simonetti Development, LLC, Owners, relative to 193 & 201 Clintonville Road, (Map 68, Lots 179 & 126). Plan Entitled: Property Survey Prepared For Maplewood Senior Living, #193 & #201 Clintonville Road, North Haven, Connecticut. Prepared by: Riordan Land Surveying. Dated: October 31, 2014. Scale 1" = 50'. R-20 Zoning District.

Attorney Pellegrino of the Pellegrino Law Firm, representing Maplewood Senior Living, presented the application intended to change the zone of these two properties from R-20 to an Elderly Housing EH Zoning District. There is a vacant, approximately 37,500 square feet, single story structure on the property at #201 Clintonville Road. This structure, the former “Clintonville Manor”, was last used as a convalescent home, having been permitted by Special Permit under Section 2.1.1.5 (f) of the regulations. Together, the two parcels total 11.389 acres.

If the Commission approves this Zone Change application, the applicant has expressed their intention to seek an approval under Section 2.4.1.2 of the regulations for an Assisted Living facility.

Attorney Pellegrino submitted a Housing Goals and Objectives packet as Exhibit A. Then Mr. Andrew Derry, Director of Maplewood Senior Living, gave an overview of his company and discussed the plan for this project. Mr. Derry stated that they are proposing approximately 88 rooms with 20 to 45 staff members, consisting of full and part-time employees, and 45 parking spaces. The Commission asked questions and Mr. Derry and Attorney Pellegrino responded. Mr. Giulietti stated that he has concerns with the Assisted Living component being approved then having the option to add more units.

Mr. Tom Gaston, Executive Vice President of Maplewood Senior Living, stated at this point, they are proposing a two-story building with approximately 90 rooms. Then he addressed questions from the Commission. Mr. Gaston explained that rent will be \$3,500 to \$8,000 a month on a one year lease depending on the type of care needed.

Mr. Carlson asked for Public comment.

Public comment:

1. Sherman Katz, 40 Sherwood Drive, stated that he attended the public information meeting for this project and is in favor of this application. He asked if the residents located on the east, west and north side of the property will have a buffer from the site.
2. Mary White, 67 Summer Lane, spoke in favor of the project; however, she has concerns about maxing out on the number of units that can be built. She feels that this facility is needed for North Haven.
3. Joan Mazurek, 154 Cloudland Road, spoke in favor of the project. She feels it will benefit seniors and it will be a tax benefit for the town. She also stated that the proposed building is aesthetically pleasing.

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

## **SITE PLANS:**

2. #P14-41 Site Plan Application of Adolph Luciani, Applicant, Luciani Realty Limited Partnership, Owner, relative to 117 Washington Avenue, (Map 73, Lots 9 & 5). Plan Entitled: Site Plan Review, North Haven Planning & Zoning Commission, Phase II – Redevelopment, 117 Washington Avenue (US Route 5) North Haven, CT. Prepared by BL Companies. Dated: December 22, 2014. Scale 1" = 40'. IL-30/CA-20 Zoning Districts.

Attorney Dennis Ceneviva, of the Ceneviva Law Firm and Mr. Chris Gagnon, P.E. of BL Companies, presented the application to permit the addition of a 15,509 square feet, fenced outdoor merchandise display area to the south end of this existing shopping center to accommodate a new Tractor Supply Company retail store. Some reconfiguring of the southern end of the parking lot, with some additional landscaping improvements, is also proposed. Mr. Gagnon, P.E. addressed questions regarding drainage and Attorney Ceneviva stated that lawn tractors will be located in the fenced area. The Commission asked further questions and Attorney Ceneviva responded.

3. #P15-01 Site Plan Application of Connecticut Valley Company, Applicant & Owner, relative to 370 Sackett Point Road, (Map 35, Lot 10). Plan Entitled: Kitchen Company, 370 Sackett Point Road, North Haven. Prepared by Duncan S. Milne Architect. Dated: 31 December 2014. Scale: 1" = 20'. IG-80 Zoning District.

Mr. Duncan Milne, Architect, presented the application to permit certain site revisions intended to separate trucking/loading activities from the customer parking area. Reductions in the curb cut width and in total impervious area are also proposed. A 3' high decorative wall is proposed in the front of the property, as well as substantial landscaping improvements. Then he submitted a response sheet to town staff comments. The Commission asked questions and Mr. Milne responded. Mr. John Fecke further explained that he is just trying to make the building look more aesthetically pleasing.

4. #P15-04 Site Plan Application of 2 Dwight Street Associates, LLC, Applicant & Owner, relative to 2 Dwight Street, (Map 100, Lot 2). Plan Entitled: Proposed Site Plan, 2 Dwight Street, North Haven, CT. Prepared by John Paul Garcia & Associates. Dated: 11-3-14, rev. 2-4-15. Scale 1" = 40'. IL-80 Zoning District.

Mr. John Paul Garcia, P.E. of Garcia & Associates, representing F & F Mechanical, presented the application to permit the construction of a 9,750 square feet, single story addition to the north side of this existing building and an exterior "lay down area" to the east of this existing building. A Positive Site Plan Referral was approved by the Inland Wetlands Commission on 28 January 2015 (#114-16).

A resubdivision application for this property was approved by the Commission on 7 May 2012 (#P12-06) but was never executed by the applicant and has expired, so the property remains whole. Mr. Garcia stated that he would file the map for the trail easement then he submitted the map as Exhibit A. The Commission asked questions and Mr. Garcia responded.

**DELIBERATION SESSION:**

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

**PUBLIC HEARING:**

1. #P15-02 Zone Change Application of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty & Simonetti Development, LLC, Owners, relative to 193 & 201 Clintonville Road.

Mr. Giulietti moved to approve the application with the condition of limiting the number of living units to 90 and limiting the building height to two (2) stories only; Mr. Penton seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

**SITE PLANS:**

2. #P14-41 Site Plan Application of Adolph Luciani, Applicant, Luciani Realty Limited Partnership, Owner, relative to 117 Washington Avenue.

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

Carlson – aye Penton – aye Giulietti – nay Ranciato-Viele – aye Mulligan - aye

The application was approved with appropriate conditions.

3. #P15-01 Site Plan Application of Connecticut Valley Company, Applicant & Owner, relative to 370 Sackett Point Road.

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

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

The application was approved with appropriate conditions.

4. #P15-04 Site Plan Application of 2 Dwight Street Associates, LLC, Applicant & Owner, relative to 2 Dwight Street.

Mr. Giulietti moved to approve the application; Ms. Mulligan seconded the motion.

Mr. Giulietti moved to amend the motion with a condition that the trail easement be filed before a building permit can be issued; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

**OTHER:**

-37 Pond Hill Road

Elizabeth Prete, owner, explained that she would like to overturn a condition of approval that required city water be supplied to a subdivision that was approved in 2005. She stated that the subdivision approved across the street was not required to bring water to Pond Hill Road and that the neighbors don't want city water. She also stated that there is a hydrant near the site and feels it is not necessary to bring water to only three lots. She also stated that the amount quoted of \$60,000 by the town engineer in 2005, to bring water to the subdivision, was not an accurate number.

Mr. Fredricksen further explained to the Commission why water was required during the time of their approval. He stated that the subdivision was approved with the condition that city water be brought to the subdivision. The Commission stated that they are not likely to overturn a condition of approval.

-19 Peck Street

Mr. Alan Fredricksen explained that the owner is requesting to eliminate a fence behind the rear of the structure located at 19 Peck Street.

Mr. Giulietti moved to approve the site plan modification; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – nay Giulietti – aye Ranciato-Viele – aye Mulligan – aye

Mr. Giulietti moved to release the bond for 19 Peck Street only if all of the conditions of approval have been completed; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – nay Giulietti – aye Ranciato-Viele – aye Mulligan – aye

-126 Bailey Road

Mr. John Yashenko of Musco Propane presented the application to install two (2) 120 gallon propane tanks on the right side of the building.

Mr. Penton moved to approve the installation of two (2), 120 gallon propane tanks; Mr. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

- Open Space Advisory Board Election

Mr. Giulietti moved to elect Mrs. Ranciato-Viele as a member of the Open Space Advisory Board; Mr. Carlson seconded the motion. The Commission voted as follows:

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

**BREAK:** 8:44 – 8:55 PM

**INFORMAL PRESENTATION:** None

**EXTENSIONS:**

#P14-23, 44 & 54 Pond Hill Road

Mr. Penton moved to approve two (2) ninety day extensions for application #P14-23, 44 & 54 Pond Hill Road; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

**BONDS:**

-#P07-26, 60 United Drive

Mrs. Ranciato-Viele move to release the bond for application #P07-26, 60 United Drive, in the amount of \$100,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

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

-#P10-09, 191 & 209 North Hill Road

Mrs. Ranciato-Viele moved to release the remaining balance of the bond for application #P10-09, 191 & 209 North Hill Road, in the amount of \$10,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

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

**CHANGE OF USE:**

26 Broadway

Mr. Carlson stated that the Commission would like more time to review this application and suggested that this item be heard next month.

**CORRESPONDENCE:** - CT Federation of Planning & Zoning Agencies, Newsletter

**MINUTES:**

January 5, 2015

Mr. Penton moved to approve the January 5, 2015 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 9:18 PM.