

APPROVED 5-4-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 6, 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
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Theresa Ranciato-Viele
Richard E. Wilson, Alternate
Edward M. Homa, Alternate, sitting

MEMBERS ABSENT:

Mary Jane Mulligan, Alternate

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:00 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 Fredricksen stated that the Change of Use for 630 Washington Avenue has been withdrawn by the applicant.

SECTION 8-24 REFERRAL:

Mr. Andrews read the call for the Section 8-24 Referral.

1. #P15-09 Application of the Police Department of the Town of North Haven for the construction of a gated, secure vehicle storage area.

Mr. Alan Fredricksen, Land Use Administrator, presented the application for the Police Department for a fenced and gated secure vehicle storage area in the Central Block that will be used to store impounded vehicles. The Commission asked questions and Mr. Fredricksen responded.

PUBLIC HEARINGS:

Mr. Andrews, Secretary, read the call for the Public Hearing.

1. #P15-05 Subdivision Application of North Hill Developers, LLC, Applicant, Estate of Anna Adinolfi, Owner, for ten (10) lots, relative to 87 North Hill Road, (Map 24, Lot 17). Plan Entitled: Proposed subdivision, "Hidden Pond Estates", Mikey's Way, Property Located at 87 North Hill Road, North Haven, Connecticut. Prepared by Criscuolo Engineering LLC. Dated: February 18, 2015. Scale 1" = 40'. R-40 Zoning District.

Mr. Robert Criscuolo of Criscuolo Engineering presented the application to permit ten (10) residential building lots, with 17.12 acres of the original parcel being appended to another abutting property of this owner at #83 Half Mile Road. This site consists of one (1) 33.50 acre parcel. A Conservation Easement is being proposed for an approximately one acre portion of lots 6 and 7. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 25 March 2015 meeting (#115-02). The Commission asked questions and Mr. Criscuolo responded.

Mr. Criscuolo stated that lot 83 which is approximately 17 acres will remain as farmland and will be added to the deed. Mr. Criscuolo explained to the Commission that the Conservation Easement allows for farming but no structures. The Commission asked for written approval from the Police Department and Fire Departments for the 24 feet road width. The Commission asked a few more questions and Mr. Criscuolo responded.

Mr. Carlson asked for public comment.

Public comment:

1. Mr. Tom White, 67 Summer Lane, spoke in favor of the application. He stated that he would like to see more of this type of development in town.

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

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

2. #P15-06 Subdivision Application of William Leonardo, Applicant, Leonardo Industrial Properties Limited Partnership, Owner, for two (2) lots, relative to 177 Mill Road, (Map 55, Lot 4). Plan Entitled: Subdivision Map, Owner, Leonardo Industrial Properties Limited Partnership, 177 Mill Road, North Haven, Connecticut. Prepared by Lindquist Surveying, LLC. Dated: Oct. 31, 2013. Scale 1" = 20'. R-20 & R-40 Zoning Districts.

Attorney Susan Epstein presented the application intended to permit the subdivision of this two (2) acre parcel into two (2) lots, one of which would contain the existing single family residence and outbuilding currently on the parcel. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 25 March 2015 meeting (#I15-02). There is no proposal to build a structure at this time. The applicant is also requesting a waiver of the sidewalks. The Commission asked questions and Attorney Epstein and Mr. William Leonardo, owner, responded.

Mr. Carlson asked for public comment. There being no public comment, the Public Hearing was closed.

SITE PLANS: None

DELIBERATION SESSION:

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

SECTION 8-24 REFERRAL:

1. #P15-09 Application of the Police Department of the Town of North Haven for the construction of a gated, secure vehicle storage area.

Mr. Penton moved to approve the Section 8-24 Referral; Mr. Andrews seconded the motion. The Commission voted as follows:

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

PUBLIC HEARINGS:

2. #P15-05 Subdivision Application of North Hill Developers, LLC, Applicant, Estate of Anna Adinolfi, Owner, for ten (10) lots, relative to 87 North Hill Road.

Mrs. Ranciato-Viele moved to approve the application with city water for the entire subdivision and written approval of the 24' wide roads by the Police Department and Fire Department; Mr. Andrews 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. #P15-06 Subdivision Application of William Leonardo, Applicant, Leonardo Industrial Properties Limited Partnership, Owner, for two (2) lots, relative to 177 Mill Road.

Mr. Giulietti moved to approve the application with the installation of bituminous sidewalks; 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.

SITE PLANS: None

OTHER:

-500 Middletown Avenue

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the site plan modification to allow expanding the permitted building “box” by 2 feet to 32’ x 50’ to accommodate the fireplace protrusion of 2 feet in the Mountain Brook model units. The Commission asked questions and Attorney Pellegrino and Mr. Mario DiGioia, owner, responded.

Mr. Penton moved to deny the site plan modification; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-900 Universal Drive

Mr. John Apuzzo, agent and electrical contractor for 900 Universal Drive, presented a request to allow updating a battery charger for electric cars which will now charge cars in less than 20 minutes. The old charger required customers to have to charge their cars overnight. The Commission asked questions and Mr. Apuzzo responded.

Mr. Andrews moved to approve the installation of an electric car battery charger at the south side of the building; Mr. Penton seconded the motion. The Commission voted as follows:

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

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE:

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

-26 Broadway

Attorney Bernard Pellegrino presented the change of use from an office use to a yoga studio. Mr. Carlson stated that he has concerns with parking. Attorney Pellegrino felt that parking was sufficient because there is parking in the municipal lots to the rear of Ludal’s Restaurant and across the street. Mr. Carlson requested “No Parking on Private Property” signs to be installed to the right and rear properties along with additional signage that directs customers where to park. Attorney Pellegrino stated that larger classes may have fifteen to twenty students.

Mr. Homa moved to approve the change of use from an office to a yoga studio; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

-630 Washington Avenue

This application has been withdrawn by the applicant.

- CORRESPONDENCE:**
- Wallingford Planning & Zoning Referral Notice for Zone Change
 - Hamden Planning & Zoning Regulation Amendment, 15-947
 - Hamden Planning & Zoning Regulation Amendment, 15-948
 - Hamden Planning & Zoning Regulation Amendment, 15-949
 - North Branford Planning & Zoning Application, Northford Ice Pavilion

MINUTES:

March 2, 2015

Mr. Penton moved to approve the March 2, 2015 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 8:01 PM.