

APPROVED 6-1-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, May 4, 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
Mary Jane Mulligan, Alternate, sitting for Theresa Ranciato-Viele
Richard E. Wilson, Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT:

Theresa Ranciato-Viele

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:01 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 Fredricksen stated that application #P15-13, 530 Washington Avenue, has been withdrawn by the applicant.

SECTION 8-24 REFERRAL:

1. #P15-16 Application of the Town of North Haven for the construction of two (2) approximately 8' x 12' Press Boxes at Montowese Field, located at 6 Culver Lane.

Mr. Vincent Mase of Pro-Klean Services presented the application to permit the construction of two (2) approximately 8' x 12' Press Boxes at Montowese Field, located at 6 Culver Lane. The Commission asked questions and Mr. Mase and Mr. Fredricksen responded.

PUBLIC HEARINGS:

Mr. Andrews, Secretary, read the call for the Public Hearing. The Commission elected to hear applications #P15-07S and #P15-07 together.

2. #P15-07S Special Permit Application (as authorized by Section 4.3.1.2) of Lauren Grogan, Applicant, K&J Holdings, LLC, Owner, relative to 20 Peck Street, (Map 67, Lot 15). Plan Entitled: Special Permit/Site Plan, Nursery School, 20 Peck Street, North Haven, Connecticut. Prepared by Savarese & Associates, P.C. Dated: 03/15/15. Scale: 1" = 20'. CA-20 Zoning District.
3. #P15-07 Site Plan Application of Lauren Grogan, Applicant, K&J Holdings, LLC, Owner, relative to 20 Peck Street, (Map 67, Lot 15). Plan Entitled: Special Permit/Site Plan, Nursery School, 20 Peck Street, North Haven, Connecticut, CA-20 Zone. Prepared by Savarese & Associates, P.C. Dated: 03/15/15. Scale 1" = 20'. CA-20 Zoning District.

Lauren Grogan, owner, and Nick Sarro, contractor, presented the application to permit the reestablishment of a daycare facility on this site, historically used as a daycare facility, with 36 children. Street sidewalks are the only site work proposed. The Commission asked questions and Mr. Sarro and Ms. Grogan responded. Mr. Kevin Corriveau of K & J Holdings and owner of 20 Peck Street, also responded to the Commission's questions.

Since this site has been abandoned for some time, the property has fallen into some state of disrepair. Any approval should be contingent on pruning/trimming trees and shrubs, removing and properly disposing of trash, debris, etc., repairing fencing, patching/repairing of pavement and cleaning of catch basins.

Mr. Carlson asked for public comment.

Public comment:

1. Rick Basset, owner of 18 Peck Street and 9 Maiden Lane, requested to have a fence installed between his property at 18 Peck Street and 20 Peck Street for safety concerns.
2. Bernadine Goulet, 7 Maiden Lane, stated that in 2005 arborvitaes were planted and have since died and now there is no buffer so she is requesting that the plantings be replaced.

Ms. Grogan and Mr. Sarro responded to the public comment. There being no further public comment, the Public Hearing was closed.

SITE PLANS:

4. #P15-08 Site Plan Application of TPA Design Group, Applicant, Covidien, Owner, Relative to 195 McDermott Road, (Map 3, Lots 7 & 10 and Map 6, Lots 26, 28 & 29). Plan Entitled: Lesni Unit Roof Installation for Covidien Global Headquarters, Middletown Avenue, McDermott Road, North Haven, Connecticut. Prepared by TPA Design Group. Dated March 26, 2015. Scale 1"=40'. IL-30 Zoning District.

Mr. John Zyrlis of TPA Design Group presented the application to permit the construction of an approximately 40' x 50' roof above the outdoor equipment adjacent to the recently constructed sterilizer unit located approximately in the middle of this property. This proposed project is CAM exempt under Section 10.2.5.1 (3) of the regulations. The Inland Wetlands Commission approved a Positive Site Plan Referral at their 22 April 2015 meeting (#115-03). Mr. Zyrlis submitted a photograph of the structure, Exhibit A. Mr. Zyrlis asked that the approval also include the option to enclose the structure in the future. The Commission asked questions and Mr. Zyrlis responded.

Mr. Fredricksen suggested that the Commission grant a waiver of graphic requirements in accordance with Section 10.1.5 of the regulations due to the limited nature of this proposed work and the relatively vast historic documentation of this site.

5. #P15-10 Site Plan Application of Hawthorne Realty, LLC, Applicant and Owner, relative to 333 State Street, (Map 35, Lot 1). Plan Entitled: Overall Site Plan. Prepared by Godfrey Hoffman Associates, LLC. Dated 04-10-2015. Scale 1" = 50'. IL-30 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application for Site Plan Approval. The site is a 12.04 acre parcel containing three (3) existing structures which have historically contained light industrial uses. This application proposes changing the use of the westernmost building from light industrial to medical office with the addition of an approximately 20' x 32' entry portico on the south side of this building. A new 72 space parking lot is proposed southeast of the building. The storage and wholesale distribution uses of the other two (2) buildings on the property are intended to remain unchanged. Certain associated site work is also being proposed which includes the elimination of one curb cut and the reduction of another. A positive Site Plan Referral was approved by the Inland Wetlands Commission on April 22, 2015.

Attorney Pellegrino submitted a photograph of the building as Exhibit A. Then Mr. Jason Teitelbaum of Godfrey Hoffman Associates, LLC described the site work and drainage proposed for this site. The Commission asked a few more questions and Mr. Teitelbaum and Attorney Pellegrino responded. Then, Mr. Steve Inglese, owner, responded to questions regarding parking. He stated that there are approximately 242 parking spaces which meets the parking regulations. Then Attorney Pellegrino submitted a memo regarding the traffic study as Exhibit B and answered further questions from the Commission.

6. #P15-11 Site Plan Application of Mike Kenney Consulting, LLC, Applicant, VGY Development, LLC, Owner, relative to 449-453 Washington Avenue, (Map 90, Lot 8, 9 & 10). Plan Entitled: New Self-Storage Facility, 449 Washington Avenue, North Haven, Connecticut, Prepared by Cabezas DeAngelis Engineers & Surveyors. Dated April 8, 2015. Scale 1"=30'. IL-30 Zoning District.

Mr. Chris DeAngelis, P.E. of Cabezas DeAngelis Engineers and Surveyors located in Bridgeport, Connecticut, presented the application to permit the construction of a new, four (4) building, 81,600 square feet self-storage facility. The easternmost (front) building is proposed to be three (3) stories of 20,000 square feet each. The three (3) westerly buildings are each proposed to be single story, 7200 square feet structures. Additionally, an approximately 120'x160' area is proposed at the rear of the site for the outdoor storage of boats and RV's. He also discussed the drainage system and answered questions from the Commission. The Commission asked questions and Mr. DeAngelis responded. Mr. Kermit Hua, P.E. discussed the traffic study with the Commission and Mr. Jeremy Jamilkowski submitted a photograph of the proposed building as Exhibit A. The Commission asked a few more questions and Mr. DeAngelis, Mr. Kenney, applicant, and Mr. Hua responded. The Commission requested that the proposed building be kept in character with the drawing submitted at this meeting.

7. #P15-12 Site Plan Application of Petra Construction Corp., Applicant, Parker Hannifin Corp., Owner, relative to 33 Defco Park Road, (Map 95, Lot 21). Plan Entitled: Parker Hannifin Facility, 33 Defco Park Road, North Haven, Connecticut, Prepared by Westcott and Mapes, Inc., Dated March 26, 2015. Scale 1" = 30'. IL-80 Zoning District.

Mr. Glen Johnson presented the application to permit site modifications to expand the onsite parking lot, connect to the public sewer system, and certain landscaping improvements. He discussed the stormwater management system and the expansion of the parking lot. He also asked for a waiver of the sidewalk requirement. The Commission asked questions and Mr. Johnson responded.

8. #P15-13 Site Plan Application of Jennifer Bush, Applicant, Suite Development, LLC, Owner, relative to 530 Washington Avenue, (Map 95, Lot 3). Plan Entitled: Site Development Plan, Prepared by Godfrey Hoffman Associates, LLC, Dated 04.08.2015. Scale 1"=20'. CB-40 Zoning District.

This application has been withdrawn by the applicant.

BREAK: 9:15 – 9:21 PM

DELIBERATION SESSION:

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

SECTION 8-24 REFERRAL:

1. Application of the Town of North Haven for the construction of two (2) approximately 8' x 12' Press Boxes at Montowese Field, located at 6 Culver Lane.

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

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

PUBLIC HEARING:

2. #P15-07S Special Permit Application (as authorized by Section 4.3.1.2) of Lauren Grogan, Applicant, K&J Holdings, LLC, Owner, relative to 20 Peck Street.

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

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

The application was approved with appropriate conditions.

SITE PLANS:

3. #P15-07 Site Plan Application of Lauren Grogan, Applicant, K&J Holdings, LLC, Owner, relative to 20 Peck Street.

Mr. Giulietti moved to approve the application with a 3' high, dark coated, chain link, fence across the side yard closest to the office building and 10 coniferous plantings in the rear yard. Also, that the daycare will be limited to 36 children only; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

4. #P15-08 Site Plan Application of TPA Design Group, Applicant, Covidien, Owner, Relative to 195 McDermott Road.

Mr. Giulietti moved to approve the application with the approval to enclose the unit at a later date; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

5. #P15-10 Site Plan Application of Hawthorne Realty, LLC, Applicant and Owner, relative to 333 State Street.

Ms. Mulligan moved to approve the application with the condition that the 87 leased parking spaces be restricted to the two rear buildings only; Mr. Andrews seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

6. #P15-11 Site Plan Application of Mike Kenney Consulting, LLC, Applicant, VGY Development, LLC, Owner, relative to 449-453 Washington Avenue.

Mr. Penton moved to approve the application with the condition that the architectural design and style be in keeping with the drawing submitted and that a 30' traffic lane be added in the rear; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

7. #P15-12 Site Plan Application of Petra Construction Corp., Applicant, Parker Hannifin Corp., Owner, relative to 33 Defco Park Road

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

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

The application was approved with appropriate conditions.

OTHER:

162 State Street – Village On State

Mr. Andy Graves of BL Companies and Mr. Steve McLarty, contractor, presented the site plan modification for additional guest parking at Village on State. The Commission asked a few questions and Mr. Graves and Mr. McLarty responded. Mr. Giulietti asked if an affordability plan was submitted to the town and wants to make sure the developer follows through with the five percent affordable housing that was agreed to at the time of approval. Mr. Penton feels the aesthetically pleasing entryway will be diminished with additional parking. Mr. Graves stated he would add additional plantings and lower the grade so vehicles would not be too visible.

Mr. Penton moved to approve the site plan modification with the condition that they work with the town engineer to lower the parking grade and provide as much landscaping as possible to block views of parked cars. Also, no further Certificates of Occupancy will be issued until an affordable housing plan has been submitted to the town; Mr. Andrews seconded the motion. The Commission voted as follows:

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

290 Washington Avenue – Food Truck Festival

Ms. Pam Trepanier explained that she would like to hold a Food Truck Festival on July 18th and 19th from 11 a.m. to 7:00 p.m. at the North Haven Fairgrounds. There will be approximately 50 to 100 food trucks. She also explained that she has already spoken with the Fire and Police Departments. Mr. Carlson suggested meeting with the First Selectman and neighboring businesses to discuss this event. Mr. Giulietti asked questions regarding parking. Ms. Trepanier stated that the money earned from this festival will go to non-profit organizations.

Mr. Giulietti moved to approve the Food Truck Festival contingent on the First Selectman’s approval; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

INFORMAL PRESENTATION: None

EXTENSION:

#P14-12, 409 Washington Avenue

Mr. Giulietti moved to approve a six (6) month extension for application #P14-12, 409 Washington Avenue; Mr. Andrews seconded the motion. The Commission voted as follows:

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

BONDS: None

CHANGE OF USE: None

CORRESPONDENCE: -Town of Hamden Planning and Zoning Referral
-177 Mill Road Letter
-Connecticut Federation of Planning & Zoning Agencies
Newsletter

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

April 6, 2015

Mr. Andrews moved to approve the April 6, 2015 minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

April 29, 2015 – Special Information Meeting

Mr. Penton moved to approve the April 29, 2015 minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Ms. Mulligan seconded the motion. The meeting was adjourned at 9:44 PM.