

**APPROVED 7-6-15**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, June 1, 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  
Richard E. Wilson, Alternate, sitting for Theresa Ranciato-Viele  
Edward M. Homa, Alternate

**MEMBERS ABSENT:**

Theresa Ranciato-Viele

**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 7:03 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 applications #P15-16S, 81 Old Broadway West and #P15-16, 81 Old Broadway West have been postponed to the July 6, 2015 meeting and the Change of Use for 630 Washington Avenue has been withdrawn by the owner. Mr. Fredricksen then asked to add 35 Washington Avenue to the agenda under "Other".

**PUBLIC HEARINGS:**

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

1. #P15-15      Subdivision Application of TPA Design Group, Applicant, O.F. Mossberg & Son, Inc., Owner, for two (2) lots, relative to 7 Grasso Avenue, (Map 36, Lot 32). Plan Entitled: Subdivision Map, Land of O.F. Mossberg & Sons, Inc., Prepared by Clarence Blair Associates, Inc. Dated 4/22/2015. Scale 1" = 100'. IL-80 and IG-80 Zoning Districts.

Mr. John Zyrilis of TPA Design Group presented the application for Subdivision Approval, with no construction proposed at this time. He submitted a revised site plan as Exhibit A and a photograph of the site as Exhibit B. Then he asked for a waiver of the sidewalks until a tenant occupies the site.

The site is a 20.96 acre parcel proposed to be subdivided into two (2) lots of approximately 11.8 and 9.2 acres each. If approved, the westernmost, 11.8 acre, lot would contain the one structure on the property, the approximately 82,000 square feet O.F. Mossberg gun factory. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 27 May 2015 meeting (#I15-05). The Commission asked questions and Mr. Zyrlis responded.

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

2. #P15-16S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Anthony Acri, III, Applicant, Louis Giangola, Owner, relative to 81 Old Broadway West, (Map 66, Lot 16). Plan Entitled: Horseless Carriage Co., 81 Old Broadway Street, North Haven, Connecticut. Prepared by Nafis & Young Engineers, Inc., Dated: May 13, 2014. Scale 1" = 20'. IL-30 Zoning District.

This application has been postponed to the July 6, 2015 meeting.

#### **SITE PLANS:**

The Commission elected to hear applications #P15-14 and #P15-14A together.

3. #P15-14 Site Plan Application of Philip Doyle, Applicant, Gaylord Wellness Assoc., LLC, and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street and 158 State Street, (Map 51, Lots 6 and 7). Plan Entitled: Phase 3 Medical Office Building, Lot 6, 8 Devine Street, Lot 7, 158 State Street, North Haven, CT 06473. Prepared by LADA, PC. Dated: 4/24/15. Scale 1" = 40'. O-12 & CB-40 Zoning Districts.
4. #P15-14A CAM Application of Philip Doyle, Applicant, Gaylord Wellness Assoc., LLC, and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street, and 158 State Street, (Map 51, Lots 6 and 7). Plan Entitled: Phase 3 Medical Office Building, Lot 6, 8 Devine Street, Lot 7, 158 State Street, North Haven, CT 06473. Prepared by LADA, PC. Dated: 4/24/15. Scale 1" = 40'. O-12 & CB-40 Zoning Districts.

Mr. Philp Doyle of LADA, P.C. presented the application to modify the Site Plan Approval most recently granted by the Commission on 3 December 2012 (#P12-33). The modifications proposed by this application are intended to permit the construction of the previously approved Building 2 as a two story structure with both stories containing a medical office use. The previous approval was for a two story building but with only one story intended for medical office use. Additional parking is being proposed to the west of the area between buildings 1 and 3 and to the east of the existing Healthtrax building. Additional parking is also proposed in two other areas, as well as additional landscaping in many areas throughout the property.

The CAM Application is required because the easternmost portion of the property lies within the Coastal Boundary. Any approval of this application should require the revising of the existing \$300,000 bond for application #P12-33 to include the work of this application.

The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral at their 27 May 2015 meeting (#I15-06). A parking analysis, performed by Philip Doyle of LADA, P.C. has been provided with the project narrative. A Traffic Access and Impact Study, performed by Frederick P. Clark Associates, Inc. and dated April 27, 2015, was submitted in support of the application.

Approval is also being requested for two constructed site modifications at Building #3; an areaway for required egress on the north side of the building and a mechanical equipment pad and fenced enclosure on the west side of the building. The Commission asked questions and Mr. Doyle and Mr. Fredricksen responded. Mr. Kevin Clark, P.E. of Clark Engineering discussed the utilities and drainage system then answered questions from the Commission.

5. #P15-16 Site Plan Application of Anthony Acri, III, Applicant, Louis Giangola, Owner, relative to 81 Old Broadway West, (Map 66, Lot 16). Plan Entitled: Horseless Carriage Co., 81 Old Broadway Street, North Haven, Connecticut. Prepared by Nafis & Young Engineers, Inc., Dated: May 13, 2014. Scale 1" = 20'. IL-30 Zoning District.

This application has been postponed to the July 6, 2015 meeting.

#### **DELIBERATION SESSION:**

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

#### **PUBLIC HEARINGS:**

1. #P15-15 Subdivision Application of TPA Design Group, Applicant, O.F. Mossberg & Son, Inc., Owner, for two (2) lots, relative to 7 Grasso Avenue.

Mr. Andrews moved to approve the application with a waiver of the sidewalk requirement until an application is made for Site Plan Approval; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

The application was approved with appropriate conditions.

**SITE PLANS:**

- 3. #P15-14 Site Plan Application of Philip Doyle, Applicant, Gaylord Wellness Assoc., LLC, and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street and 158 State Street.

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

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

The application was approved with appropriate conditions.

- 4. #P15-14A CAM Application of Philip Doyle, Applicant, Gaylord Wellness Assoc., LLC, and Crossroads Medical Center, LLC, Owners, relative to 8 Devine Street, and 158 State Street.

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

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

The application was approved with appropriate conditions.

**OTHER:**

300 Universal Drive North – North Haven Commons

Mr. Fredricksen, Land Use Administrator, explained to the Commission that two (2) expanded dumpster enclosures are being requested at North Haven Commons.

Mr. Giulietti moved to approve two (2) expanded dumpster enclosures at 300 Universal Drive North; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

35 Washington Avenue, Bank of America

Mr. Alan Fredricksen, Land Use Administrator, explained to the Commission that Bank of America is requesting approval for site work consisting of reworking the two handicapped parking spaces and sidewalks. The Commission agreed to allow Town Staff to administratively approve this item.

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BONDS:**

#P11-07, 528 Washington Avenue

Mr. Giulietti moved to release the entire bond for application #P11-07, 528 Washington Avenue, in the amount of \$2,500.00; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

**CHANGE OF USE:**

-444 Washington Avenue

Jennifer Bush, applicant, presented the change of use from a massage therapy office to a dance studio. The hours of operation are Monday through Friday from 5:00 pm to 8:00 p.m. and Saturday from 8:00 a.m. to 12:00 p.m. The Commission asked a few questions and Ms. Bush responded.

Mr. Andrews moved to approve the change of use from a massage therapy office to a dance studio; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Wilson – aye

-630 Washington Avenue

This item has been withdrawn by the owner.

**CORRESPONDENCE:** None

**MINUTES:**

May 4, 2015

Mr. Penton moved to approve the May 4, 2015 minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

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

Mr. Giulietti stated that he would like to discuss parking calculations with Town Counsel and asked if the “Affordable Housing” plan for Village on State had been submitted.

**ADJOURN:**

There being no further business, Mr. Giulietti moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 8:29 PM.