

APPROVED 10-5-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, September 14, 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, arrived at 7:31 PM
Theresa Ranciato-Viele
Mary Jane Mulligan, Alternate, sitting for James J. Giulietti
Edward M. Homa, Alternate
Richard E. Wilson, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Jennifer Coppola, Town Counsel
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. He stated that applications #P15-18S and #P15-18, 165 Washington Avenue and applications #P15-21S and #P15-21, 193 and 201 Clintonville Road, are postponed to the October 5, 2015 meeting. Then he asked Mr. Fredricksen, Land Use Administrator, if there were any further changes to the agenda. Mr. Fredricksen stated that the Change of Use for 150 Washington Avenue is postponed to next month.

PUBLIC HEARINGS:

1. #P15-18S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Town Fair Tire Center, Applicant, James and Patricia Clark (Trustees), Owners, relative to 165 Washington Avenue, (Map 73, Lot 20). Plan Entitled: Proposed Town Fair Tire, 165 Washington Avenue, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated: July 8, 2015. Scale 1" = 30'. IL-30 Zoning District.

This application has been postponed to the October 5, 2015 meeting.

2. #P15-21S Special Permit Application (as authorized by Section 2.4.1.2) of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty and Simonetti Development, LLC, Owners, relative to 193 and 201 Clintonville Road, (Map 68, Lots 179 & 126). Plan Entitled: Maplewood Senior Living Center, 201 Clintonville Road, North Haven, Connecticut. Prepared by Langan Engineering & Environmental Services. Dated 07/22/15. Scale 1" = 40'. EH Zoning District.

This application has been postponed to the October 5, 2015 meeting.

3. #P15-22S Special Permit Application (as authorized by Section 8.10.1) of Michael Migliaro, Applicant, Amici Corner Deli, LLC, Owner, relative to 43 Broadway, (Map 66, Lot 4). Plan Entitled: Site Plan, Improvement Location Survey, Property of Two M Associates, LLC, #43 Broadway, North Haven, Connecticut. Prepared by Godfrey-Hoffman Associates, LLC. Dated June 2, 2004. Scale 1" = 20'. CA-20/IL-30 Zoning Districts.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application to permit the issuance of a Certificate of Location for a liquor permit for a new restaurant at the above location. A Certificate of Location was previously granted for the restaurant formerly at this location. This proposed restaurant does not require Site Plan Approval, because it does not represent a change of use. The Commission asked questions and Attorney Pellegrino responded.

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

SITE PLANS

4. #P15-21 Site Plan Application of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty and Simonetti Development, LLC, Owners, relative to 193 and 201 Clintonville Road, (Map 68, Lots 179 & 126). Plan Entitled: Maplewood Senior Living Center, 201 Clintonville Road, North Haven, Connecticut. Prepared by Langan Engineering & Environmental Services. Dated 07/22/15. Scale 1" = 40'. EH Zoning District.

This application has been postponed to the October 5, 2015 meeting.

5. #P15-18 Site Plan Application of Town Fair Tire Center, Applicant, James and Patricia Clark (Trustees), Owners, relative to 165 Washington Avenue, (Map 73, Lot 20). Plan Entitled: Proposed Town Fair Tire, 165 Washington Avenue, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated: July 8, 2015. Scale 1" = 30'. IL-30 Zoning District.

This application has been postponed to the October 5, 2015 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARING:

3. #P15-22S Special Permit Application (as authorized by Section 8.10.1) of Michael Migliaro, Applicant, Amici Corner Deli, LLC, Owner, relative to 43 Broadway.

Ms. Mulligan moved to approve the application; Mr. Andrews 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.

OTHER:

-15 Corporate Drive

Mr. Ryan Pritts presented the request to permit the installation of a dust collector for the Polyone Corporation located at 15 Corporate Drive. The Commission asked questions and Mr. Pritts responded.

Mrs. Ranciato-Viele moved to approve the installation of a dust collector at 15 Corporate Drive; Mr. Penton seconded the motion. The Commission voted as follows:

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

-60 Middletown Avenue

Mr. John Zyrlis of TPA Design Group, presented the request for the construction of an 8' x 21' roof canopy over the Needles Manufacturing Facility's rear warehouse door. The canopy is to protect employees from inclement weather during the loading of trucks.

Mr. Penton moved to approve an 8' x 21' roof canopy at 60 Middletown Avenue; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-Town Plan of Conservation and Development, Milone and MacBroom

Mr. Mike Zuba of Milone & MacBroom submitted a “kick-off ” meeting presentation packet to the Commission and spoke regarding the process and information that may be beneficial when making revisions to the Town Plan of Conservation and Development. Then, the Commission asked questions and Mr. Zuba responded. Mr. Giulietti asked that a subcommittee be formed with members of the Commission.

Mrs. Lynn Sadosky, Director of Public Works, stated that she feels eight members would be more beneficial than a subcommittee. Mr. Penton asked to compress the schedule in order to finish a month in advance. Mr. Penton also asked how to tie potential regulations changes into the Town Plan of Conservation and Development shortly after it has been adopted.

INFORMAL PRESENTATION: None

EXTENSION:

#P06-25 and #P06-25S, 828 Thompson Street, Summer Wind Estates

Jennifer Coppola, Town Counsel and Attorney Timothy Lee, representing Vigliotti Construction, presented the extension request for 828 Thompson Street, Summer Wind Estates.

Mrs. RanciatoViele moved to approve a two year extension from November 14, 2015 for application #P06-25, 828 Thompson Street; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

BONDS:

-#P14-01, 52 Washington Avenue

Mr. Andrews moved to release the entire bond for application #P14-01, 52 Washington Avenue, in the amount of \$15,000.00; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

-#P10-10, 48 Giles Avenue

Mr. Andrews moved to approve a fence instead of a planting buffer, and then to release the bond for application #P10-10, 48 Giles Avenue, in the amount of \$20,000.00; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

-#P13-26, 342 State Street

Mrs. Ranciato-Viele moved to table this item to the October 5, 2015 meeting in order for the Commission to review specifications on turf fields that had been installed at this site instead of grass; Ms. Mulligan seconded the motion. The Commission voted as follows:

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

CHANGE OF USE:

150 Washington Avenue

This item has been postponed to the October 5, 2015 meeting.

SECTION 8-24 REFERRAL

1. Application of the Town of North Haven for a deed description revision for 48 & 50 North Hill Road.

Attorney Jennifer Coppola presented background information to the Commission regarding this deed description revision for 48 & 50 North Hill Road, then she answered questions from the Commission. She stated that this item will also be presented at a Board of Selectman Meeting.

Mr. Andrews moved to approve the application for the Section 8-24 Referral for a deed description revision for 48 & 50 North Hill Road; Mr. Penton seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: -Town of Hamden Referral
-Town of North Branford Referrals (2)

Mr. Fredricksen reviewed the correspondence with the Commission

MINUTES:

August 3, 2015

Mrs. Ranciato-Viele moved to approve the August 3, 2015 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

Mrs. Ranciato-Viele requested the submission of the Quinnipiac University Housing list.

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 8:17 PM.