

APPROVED 1-4-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, December 7, 2015 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 6:45 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

MEMBERS ABSENT: None

OTHERS PRESENT:

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

Mr. Michael J. Freda, First Selectman, opened the meeting at 6:53 p.m. for the purpose of electing a Chairman, Vice Chairman and Secretary for the Commission. For the office of Chairman of the Planning & Zoning Commission, Mr. Andrews nominated Mr. Carlson. Mr. Penton seconded the nomination; all were in favor. The Commission elected Mr. Carlson to the office of Chairman. For the office of Vice Chairman, Mr. Carlson nominated Mr. Penton; Mr. Andrews seconded the nomination; all were in favor. Then, for the office of Secretary, Mr. Penton nominated Mr. Andrews. Mr. Carlson seconded the nomination; all were in favor. Mr. Freda then congratulated and thanked all the members of the Commission.

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 6:57 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

PUBLIC HEARINGS:

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

1. #P15-27S Special Permit Application (as authorized by Section 2.1.1.5) of Susan L. Abbett Applicant and Owner, relative to 72 Pool Road, (Map 60, Lot,105). Plan Entitled: Property Survey Prepared for Susan L. Abbett, 72 Pool Road, North Haven, Connecticut. Prepared by CCA, LLC. Dated: 10-13-15. Scale 1" = 20'. R-20 Zoning District.

Susan Abbett, owner, presented the application to permit the reestablishment of a daycare facility on this site, historically used as a daycare facility and a single family residence in two (2) separate structures. The daycare was last operated approximately nine (9) years ago. No sitework is proposed. Approximately 29 children from ages 3 to 5 years will be enrolled. The hours of operation will be from 7:30 a.m. to 5:30 p.m. Mrs. Ranciato-Viele has concerns with parking. Mr. Giulietti has safety concerns with cars backing out onto Pool Road. The Commission asked questions and Ms. Abbett responded.

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

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

2. #P15-28S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy J. Lee, Esq., Applicant, CHMK, LLC, Owner, relative to 476 Washington Avenue, (Map 90, Lot 26). Plan Entitled: #14-40, Site Plan Approval, 476 Washington Avenue, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated: 03.07.2014. Scale 1" = 20'. CB-40 Zoning District.

Attorney Timothy Lee of Fasano, Ippolito & Lee, LLC presented the application to permit the issuance of a Certificate of Location for a liquor permit for the Adelpia Café. On 19 November 2015, the Zoning Board of Appeals granted a variance to permit this proposed liquor permit within 480' of a college, Quinnipiac University (#15-17). The variance is limited to a service bar only. The Commission asked questions and Attorney Lee responded.

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

SITE PLANS:

3. #15-29 Site Plan Application of One Source Companies, Applicant, Ulbrich Stainless Steels & Special Metals Inc., Owner, relative to 67 Defco Park Road, (Map 95, Lot 24). Plan Entitled: Land Development, Plans Issued for Planning & Zoning application for Proposed Storage Building, 67 Defco Park Road, North Haven, CT. Prepared by BL Companies. Dated: November 9, 2015. Scale 1" = 30'. IL-80 Zoning District.

Mr. Pierides of BL Companies presented the application to permit the construction of a new, single story, approximately 17, 340 square feet storage building on the southerly side of this property. A single story 6, 456 square feet manufacturing building exists and is proposed to remain on the northerly portion of the site. Proposed site modifications include parking modifications and the addition of a recessed loading dock. The Commission asked questions and Mr. Pierides responded.

BREAK 7:50 – 7:55 PM

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P15-27S Special Permit Application (as authorized by Section 2.1.1.5) of Susan L. Abbett Applicant and Owner, relative to 72 Pool Road.

Mr. Penton moved to approve the application with a maximum of 29 students and 3 staff members; 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.

2. #P15-28S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy J. Lee, Esq., Applicant, CHMK, LLC, Owner, relative to 476 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Penton 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:

3. #15-29 Site Plan Application of One Source Companies, Applicant, Ulbrich Stainless Steels & Special Metals Inc., Owner, relative to 67 Defco Park Road.

Mr. Penton 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 Ranciato-Viele – aye

The application was approved with appropriate conditions.

OTHER:

-#P15-14, 8 Devine Street & 158 State Street

Mr. Phil Doyle of LADA, P.C. Land Planners presented the request to relocate dumpsters on this site. The Commission asked questions and Mr. Doyle responded.

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

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

-#P14-26, Half Mile Road

Mr. Ryan McEvoy of Milone & MacBroom presented the request to reduce site lighting from 70 light fixtures to 25. The Commission asked questions and Mr. McEvoy responded.

Mrs. Ranciato-Viele moved to approve the site lighting modifications; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-Town Plan of Conservation and Development

Mr. Fredricksen asked the Commission to choose from the following dates to meet with Mike Zuba. (January 11, 19 or 25)

-Open Space Advisory Committee Representative

Mr. Carlson moved to elect Mrs. Ranciato-Viele as a representative to the Open Space Advisory Committee. Mr. Andrews seconded the motion. The Commission voted as follows:

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

INFORMAL PRESENTATION: None

EXTENSIONS:

-#P14-12, 409 Washington Avenue

Mr. Alan Fredricksen, Land Use Administrator, presented the extension request for application #P14-12, 409 Washington Avenue.

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

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

BONDS:

-#P13-36, 530 Washington Avenue

Mr. Andrews moved to release the entire bond for application #P13-36, 530 Washington Avenue, in the amount of \$2,500.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

-#P05-86, 15 Corporate Drive

Mr. Giulietti moved to release the entire bond for application #P05-86, 15 Corporate Drive, in the amount of \$15,000.00; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-#P2000-33, 15 Corporate

Mr. Giulietti moved to release the entire bond for application #P2000-33, 15 Corporate Drive, 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 Ranciato-Viele – aye

-#P13-22, 162 State Street

Mrs. Ranciato-Viele moved to reduce the bond for application #P13-22, 162 State Street, from \$150,000.00 to \$10,000.00; Mr. Andrews seconded the motion. The Commission voted as follows:

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

CHANGE OF USE:

311 Washington Avenue

Jennifer Stevens, applicant, presented the change of use from an office to a psychic/card reading business. The hours of operation will be Monday through Friday from 11:00 a.m. to 7:00 p.m. and Saturdays by appointment only.

Mr. Giulietti moved to approve the change of use from an office to a psychic office; Mr. Andrews seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - Quinnipiac University Student Housing List
- City of New Haven, Board of Alders Letter
- Town of Hamden, Planning & Zoning Application

Mr. Fredricksen reviewed the correspondence with the Commission. Mrs. Ranciato-Viele requested that Attorney Pellegrino attend the next meeting to clarify the Quinnipiac University housing list.

MINUTES:

November 9, 2015

Mr. Andrews moved to approve the November 9, 2015 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:14 PM.