

APPROVED 3-7-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, February 1, 2016 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

MEMBERS ABSENT:

Edward M. Homa, Alternate

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 7:01 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 application #P15-32, has been postponed to the March 7, 2016 meeting.

PUBLIC HEARINGS:

1. #P15-32 Application of Bernard Pellegrino, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 8.8.8, to allow Outdoor Advertising Signs. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

This application has been postponed to the March 7, 2016 meeting.

Mr. Andrews read the call for the first Public Hearing then he recused himself from this application and Mr. Wilson sat.

2. #P16-01 Subdivision Application of DonMar Development Corp., Applicant, Caroline J. Kranyak, Owner, for nine (9) lots, relative to 1164 & 1168 Hartford Turnpike, (Map 42, Lot 80). Plan Entitled: Windsor Estates Subdivision, 1164 & 1168 Hartford Turnpike, North Haven, Connecticut. Prepared by Milone & MacBroom. Dated: January 7, 2016. Scale 1" = 40'. R-20 Zoning District.

Attorney Anthony DeChello of the DeChello Law Firm of 110 Washington Avenue and Tom Daly of Milone & MacBroom presented the subdivision application to permit the subdivision of this 5.73 acre parcel into nine (9) single-family residential building lots. Two (2) homes currently exist on the property. Seven (7) new homes are proposed. The plan proposes to extend Windsor Road East from the cul-de-sac in a northerly direction to outlet at Homewood Avenue. The seven (7) new homes all have frontage on, and access from, this proposed road extension. The Commission asked questions and Attorney DeChello responded.

Mr. Daly stated that the site will be serviced by public sewer and water. He submitted a Windsor Road East site plan dated 1962 as Exhibit A. Then, he further described the site and the drainage system. Sidewalks are being proposed within the subdivision only for both sides of the road extension. The Commission asked questions and Mr. Daly responded. Mr. Penton asked questions regarding the drainage system and suggested sidewalks on Hartford Turnpike.

Mr. Carlson asked for public comment.

Public Comment:

1. Mary White, 67 Summer Lane, spoke in favor of the application. She stated that Milone and MacBroom is a reputable engineering firm and will do a good job.
2. Tom White, 67 Summer Lane, spoke in favor of the application.
3. Chris Hoffman, 25 Janet Drive, asked if a traffic study was performed and if there will there be blasting and has concerns with the impact on drainage. He also asked how many curtain drains are proposed around each house.
4. Matthew Burns, 15 Windsor Road East, has safety concerns with extending Windsor Road East.
5. David Doyle, 10 Windsor Road East, has drainage and safety concerns with the proposed traffic pattern.
6. Karen Canavan, 9 Windsor Road East, has traffic safety concerns with the proposed traffic pattern.
7. Don Rocklin, 29 Dogwood Road, has concerns with traffic.
8. Kathy Rocklin, 29 Dogwood Road, has traffic concerns and suggested cutting a road in through Hartford Turnpike instead.

9. Kate Borenstein, 66 Homewood Avenue, has concerns with grading and losing trees with clearing of the property.
10. Elizabeth Bacon, 23 Dogwood Road, has traffic safety concerns and suggested a road on Hartford Turnpike instead.
11. Marie Esposito, 103 Homewood Drive, has traffic safety concerns.
12. Pat Darcy, 100 Homewood Avenue, has drainage concerns.
13. Joan Mazurek, 154 Cloudland Road, has drainage concerns and doesn't feel detention basins will work.
14. Karen Conlon, 19 Windsor Road East, has traffic safety concerns and wants to retain the cul-de-sac for neighborhood children to play.
15. Mark Ward, 17 Janet Drive, has traffic safety concerns.
16. Angela Chapnick, 2 Primrose Street, has traffic safety concerns.
17. Victor Goncalves, 4 Buckingham Road, asked about the style of housing being proposed.

Mr. Daly responded to the public comment. Then, Attorney DeChello gave closing remarks. Mr. Carlson suggested keeping the Public Hearing open to further review the information presented.

Mr. Giulietti moved to continue the application to the March 7, 2016 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

BREAK: 8:17 – 8:23 PM

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

3. #P16-02S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Gagliardi's Italian Restaurant, Applicant, John Verna, Owner, relative to 1899 Hartford Turnpike, (Map 94, Lot, 23). Plan Entitled: Gagliardi's Pizza and Restaurant, 1899 Hartford Tnpk., N. Haven, CT. Prepared by LER. Dated: 10.10.2015. Scale 1/4" = 1'-0". CN-20 Zoning District.

Mr. Vincenzo Gagliardi, applicant, presented the application for the issuance of a liquor license for Gagliardi's Italian Restaurant located at 1899 Hartford Turnpike. The Commission asked questions and Mr. Gagliardi responded.

Mr. Carlson asked for public comment.

Public Comment:

1. Joan Mazurek, 154 Cloudland Road, spoke in favor of the application.

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

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

3. #P16-02S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Gagliardi's Italian Restaurant, Applicant, John Verna, Owner, relative to 1899 Hartford Turnpike.

Mrs. Ranciato-Viele moved to approve the application; 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: None

EXTENSIONS:

#P15-04, 2 Dwight Street

Mr. Fredricksen presented the extension request for application #P15-04, 2 Dwight Street.

Mr. Giulietti moved to approve two (2) six (6) month extensions for application #P15-04, 2 Dwight Street; Mr. Penton seconded the motion. The Commission voted as follows:

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

BONDS: None

CHANGE OF USE:

445 Washington Avenue

Mr. David Marro, applicant, presented the change of use from office/warehouse to People's Pharmacy.

Mr. Andrews moved to approve the change of use from office/warehouse to People's Pharmacy; Mr. Penton seconded the motion. The Commission voted as follows:

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

CORRESPONDENCE: - Town of Wallingford, Amendment
- CT Federation of Planning & Zoning Agencies,
Winter 2016 Newsletter
- CT Federation of Planning & Zoning Agencies,
Annual Conference

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

January 4, 2016

Mrs. Ranciato-Viele moved to approve the January 4, 2016 meeting minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 8:36 PM.