

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

Minutes of the Planning & Zoning Commission meeting held on Monday, March 7, 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
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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:06 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then, he stated that applications #P15-32, P16-06S and P16-07S have been postponed to the April 4, 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 April 4, 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 continued presenting 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. Attorney DeChello stated that the Fire Marshall felt it was best to leave the new road as proposed on the site plan. The Commission asked questions and Attorney DeChello responded. Then, Tom Daly discussed the traffic report prepared by Bubaris Traffic Engineers with the Commission.

Mr. Carlson asked for public comment.

Public Comment:

1. Bob Smith, 17 Windsor Road East, a 30 year resident, spoke regarding traffic safety concerns. He wants to make sure the road is used as a limited access road and emergency vehicle road only. He also would like to see the character of the neighborhood maintained. He feels that homes built on cul-de-sacs have more value.
2. Don Rocklin, 29 Dogwood Road, asked if having this proposed road outlet onto Homewood Avenue is the best solution for this project. He has traffic safety concerns and feels Hartford Turnpike is a better solution for an access road. He asked the Commission to think about the long term impact of this proposed road and feels signage will not help.
3. Don Colvin, 33 Windsor Road East, stated that having signage will not be helpful and has safety concerns with increased traffic. He asked if the houses in that area will have to be re-numbered.
4. Matthew Burns, 15 Windsor Road East, has concerns with the proposed road and with increased traffic. He feels the residents on Buell Street will use Windsor Road East as a cut through road.
5. Keith Wolkovitz, 11 Windsor Road East, has traffic safety concerns and asked if sidewalks are being proposed. He would like to see the cul-de-sac maintained.
6. Kathy Rocklin, 29 Dogwood Road, 37 year resident, stated that vehicles travel 40 to 45 mph on Homewood Avenue and asked about having access off of Hartford Turnpike across from Buckingham Road.

7. Elizabeth Bacon, 23 Dogwood Avenue, asked if the traffic study revealed how fast vehicles are traveling on Homewood Avenue
8. Karen Conlon, 19 Windsor Road East, has traffic safety concerns with children walking to and from the bus stop. She stated that she would like to have the Police Department's perspective.
9. Joan Mazurek, 154 Cloudland Road, has traffic safety concerns with opening the cul-de-sac.
10. John Lambert, 25 Trumbull Place, explained that an application that complies with the regulations can be modified and spoke of alternatives for the access road. He stated that the Commission can require signage if they wish to.
11. Jackie Colvin, 33 Windsor Road East, stated that Windsor Road East has signage and commercial vehicles still access the road.
12. Caren Canavan, 9 Windsor Road East, asked if the developer will respond to public comment.

BREAK: 8:04 – 8:11 PM

Mr. Daly and Attorney DeChello responded to the public comment. Then, Attorney DeChello submitted a "Summary of the Facts," memorandum dated March 7, 2016 as Exhibit B and asked the Commission to approve this application.

Mrs. Ranciato-Viele moved to continue the Public Hearing to the April 4, 2016 meeting; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

BREAK: 8:33 – 8:39 PM

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

3. #P16-05S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Jitendra Patel, Applicant, Jalarambapa, LLC, Owner, relative to 87 Quinnipiac Avenue, (Map 6, Lot 17). Plan Entitled: Property Survey, 122 & 124-128 Middletown Ave. & 87 Quinnipiac Ave., North Haven, Connecticut. Prepared by Cascio Bechir Engineers. Dated: Oct. 29, 1997. Scale 1" = 40'. CB-20 Zoning District.

Mr. Jitendra Patel, 129 North Hill Road, applicant, presented the application intended to permit the issuance of a Certificate of Location for a liquor permit for a new bar at the above location. A Certificate of Location was previously granted for the bar formerly at this location. The Commission asked questions and Mr. Patel responded.

Mr. Carlson asked for public comment.

Public Comment:

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

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

4. #P16-06S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Yaccarino's Auto Service, LLC, Applicant, LTD Realty Associates, LLC, Owner, relative to 319 Washington Avenue (Map 85, Lot 4). Plan Entitled: Final Asbuilt, Property Located At 319 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 8/23/06, rev. 7/10/09. Scale 1" = 20'. IL-30 Zoning District.

This application has been postponed to the April 4, 2016 meeting.

5. #P16-07S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Horseless Carriage Company, Applicant, Louis Giangola, Owner, relative to 81 Old Broadway West, (Map 66, Lot 16). Plan Entitled: Horseless Carriage Company, 81 Old Broadway, North Haven, Connecticut. Prepared by Nafis & Young. Dated: May 15, 1998, rev. 2/1/01. Scale 1" = 20'. IL-30 Zoning District.

This application has been postponed to the April 4, 2016 meeting.

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

The Commission elected to hear applications #P16-08 and #P16-08S together.

6. #P16-08S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located At #281 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 1/29/16. Scale 1" = 30'. IL-30 Zoning District.

9. #P16-08 Site Plan Application of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located At #281 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 1/29/16. Scale 1" = 30'. IL-30 Zoning District.

Mr. Jim Pretti of Criscuolo Engineering, LLC presented the application to permit the construction of a new, 6,400 square feet two-story building on the newly acquired property to the south of the existing North Haven Auto Body automotive repair facility.

A lot line revision is proposed to transfer approximately one half acre of land from the northwest corner of the parcel known as 265 Washington Avenue to the existing parcel at 281 Washington Avenue. The first floor of the proposed building would be used for automotive repair and the second floor for storage. Five parking spaces are being designated for the proposed building. Mr. Pretti reviewed town staff comments then answered questions from the Commission.

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

SITE PLANS:

7. #P16-03 Site Plan Application of Stephan Sperling, August America, LLC, Applicant, August America, LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: Land of August America, LLC, Universal Drive and Eagle Crossing, Town of North Haven, New Haven County, Connecticut. Prepared by Clarence Blair Associates, Inc. Dated: 5/21/2015. Scale 1" = 50". IL-80 Zoning District.

Attorney John Lambert presented the application to modify the approval granted by the Commission on May 2008 for application #P08-40. Specifically, the request is to eliminate the cul-de-sac that was to be provided in accordance with Section 4.6 of the Subdivision Regulations. The Commission asked question and Attorney Lambert responded. The Commission suggested to continue this application in order to obtain information regarding this matter from town counsel.

8. #P16-04 Site Plan Application of Richard K. Greenalch, Applicant, Classic Depot, LLC, Owner, relative to 475 Washington Avenue, (Map 90, Lot 15). Plan Entitled: Classic Depot, 475 Washington Ave., North Haven, CT 06473. Prepared by Richard K. Greenalch, P.E. Dated: 01/21/2016. Scale 1" = 20'. IL-30 Zoning District.

Mr. Richard Greenalch, P.E., applicant, presented the application to permit the construction of a 3,200 square feet addition to the west side of the existing structure on the property (Phase I) and the construction of a new, approximately 2,400 square feet, freestanding, "pad" building on the eastern side of the property (Phase II). The proposed use of all structures on the property is storage. Mr. Michael Canestri, owner, asked the Commission to waive the required sidewalks. The Commission asked questions and Mr. Greenalch and Mr. Canestri responded.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

- 3. #P16-05S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Jitendra Patel, Applicant, Jalarambapa, LLC, Owner, relative to 87 Quinpiac Avenue.

Mr. Penton 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.

- 6. #P16-08S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 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:

- 7. #P16-03 Site Plan Application of Stephan Sperling, August America, LLC, Applicant, August America, LLC, Owner, relative to 300 Universal Drive North.

Mr. Giulietti moved to continue the application to the April 4, 2016 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

8. #P16-04 Site Plan Application of Richard K. Greenalch, Applicant, Classic Depot, LLC, Owner, relative to 475 Washington Avenue.

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

9. #P16-08 Site Plan Application of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 Washington Avenue.

Mr. Andrews 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.

OTHER:

-60 Middletown Avenue, Covidien/Medtronic

Mr. Fredricksen, Land Use Administrator, explained to the Commission that Covidien is requesting the installation of an additional nitrogen storage tank. The tank will be installed behind the Poly Development and Braid Manufacturing Facility adjacent to two (2) existing tanks. The proposed tank will have a volume capacity of 3,000 gallons with a potential expansion to 6,000 gallons. The Commission asked questions and Mr. Fredricksen responded.

Mr. Giulietti moved to approve the installation of an additional nitrogen storage tank with bollards as required by the Town Engineer; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

EXTENSIONS: None

BONDS:

-#P08-60, 130 Middletown Avenue

Mrs. Ranciato-Viele moved to release the entire bond for #P08-60, 130 Middletown Avenue, in the amount of \$54,600.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

CHANGE OF USE: None

CORRESPONDENCE: - South Central CT Regional Planning, Referral Submission
- Town Counsel letter

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

- January 25, 2016 (POCD)

Mrs. Ranciato-Viele moved to approve the January 25, 2016 meeting minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-February 1, 2016

Mrs. Ranciato-Viele moved to approve the February 1, 2016 meeting minutes; Mr. Andrews seconded the motion. The Commission voted as follows:

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

-February 22, 2016 (POCD)

Mrs. Ranciato-Viele moved to approve the February 22, 2016 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 9:45 PM.