

APPROVED 5-2-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 4, 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
Jennifer Coppola, Town Counsel
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:08 p.m. Then, Mr. Fredricksen stated that applications #P15-32 and #P16-07S have been withdrawn by their applicants and application #P16-06S has been postponed to the May 2, 2016 meeting, and application #P16-03 has been continued to the May 2, 2016 meeting. Then, Mr. Carlson introduced the Commissioners, alternates, town staff and the clerk.

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This application has been withdrawn by the applicant.

Mr. Andrews recused himself from this application and Mr. Wilson sat. Then, Mr. Penton read the call for the Public Hearing.

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 stated that he has no additional information to present regarding this project. Mr. Penton read the results of an independent traffic study conducted by VN Engineers dated March 31, 2016. The report concluded that VN Engineers found the study conducted by Bubaris Traffic Associates to be adequate and is in agreement with extending Windsor Road East to Homewood Avenue.

Mr. Carlson asked for public comment.

Public Comment:

1. Carrie Canavan, 9 Windsor Road East, has concerns with increased traffic.
2. Matthew Burns, 15 Windsor Road East, has concerns with a catch basin converted into a manhole. He also asked who will maintain the detention pond located on private property. Then, he stated that he was in support of installing sidewalks on both sides of the street including Homewood Avenue. He also asked about the grade percentage of the road and requested to see the town engineer's comments.
3. Rhonda Kebalas asked about the cost of the independent study and felt that the whole Commission should have been informed of the study before it was conducted.
4. Carra Conlan, 19 Windsor Road East, spoke in support of the sidewalks and asked about the configuration of the road.

Mr. Bodwell responded to the public comment and Attorney DeChello addressed the Commission regarding the sidewalks. There being no further questions, the Public Hearing was closed.

EXECUTIVE SESSION:

1. Discuss the status of the pending litigation in Arthur Hausman, et al. v. MKZ Investments, LLC and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation in Arthur Hausman, et al. v. MKZ Investments, LLC.

Attorney Jennifer Coppola of Ciulla & Donofrio, representing the Town of North Haven, suggested that the Commission enter into Executive Session to further discuss the status of the above pending litigation.

Mr. Giuliatti moved to enter Executive Session at 7:46 PM; Mrs. Ranciato-Viele seconded the motion. The Commission invited Jennifer Coppola, Town Counsel, Alan Fredricksen, Land Use Administrator, and Jonathan Bodwell, Town Engineer, into Executive Session. The Commission voted as follows:

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

Mr. Giuliatti moved to exit Executive Session at 8:34 PM; Mr. Andrews seconded the motion. The Commission voted as follows:

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

Mrs. Ranciato-Viele moved to authorize Attorney Jennifer Coppola, Town Counsel, to pursue a settlement agreement to the pending litigation in Arthur Hausman, et al. v. MKZ Investments, LLC; Mr. Giuliatti seconded the motion. The Commission voted as follows:

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

3. #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 May 2, 2016 meeting.

4. #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 withdrawn by the applicant.

SITE PLAN:

5. #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.

This application has been continued to the May 2, 2016 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARING:

2. #P16-01 Subdivision Application of DonMar Development Corp., Applicant, Caroline J. Kranyak, Owner, for nine (9) lots, relative to 1164 & 1168 Hartford Turnpike.

Mr. Penton moved to approve the application with sidewalks on both sides of the development and all of Homewood Avenue; Mr. Wilson seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

SITE PLAN:

6. #P14-19 Site Plan Application of TO Design, LLC, Applicant, North Haven Opportunities for Affordable Housing, Inc., Owner, relative to 518 Clintonville Road.

Attorney Jennifer Coppola addressed questions from the Commission regarding this application. Then, the Commission voted on the application.

Mr. Penton moved to approve the application with all town staff comments including the fence around the detention pond and contingent upon WPCA approval; 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.

OTHER:

-319 Washington Avenue, Yaccarino's Auto Service

Attorney John Parese, representing Yaccarino Auto Service, asked to proceed with this item next month.

-190 Montowese Avenue, Pond View Estates, Deck Modification

Mr. Mario DiGioia of DonMar Development described the deck modification proposed for unit #15.

Mr. Penton moved to approve the deck modification for unit #15; 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: None

CHANGE OF USE: None

CORRESPONDENCE: None

MINUTES:

- March 7, 2016

Mr. Penton moved to approve the March 7, 2016 meeting minutes; Mrs. Ranciato-Viele 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. Andrews moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 8:51 PM.