

APPROVED 9-14-20
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 3, 2020 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Richard E. Wilson, Vice-Chairman
Theresa Ranciato-Viele, Secretary
Brian Cummings
Roderick Williams, Alternate
Paul J. Weymann, Alternate

MEMBERS ABSENT:

James J. Giulietti
Joseph M. Solimene, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Laura A. Magaraci, Zoning Enforcement Officer
Jennifer Coppola, Town Counsel
Pam Miller, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:09 P.M. He then introduced the Commissioners and town staff. Mr. Carlson then proceeded to ask the Land Use Administrator, Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P20-17 has been postponed to the 14 September 2020 meeting.

PUBLIC HEARINGS: None

SITE PLANS:

The Commission elected to hear Applications #P20-14 and #P20-14A together.

1. #P20-14 Site Plan Application of MD Property, LLC, Applicant & Owner, relative to 15 Massimo Drive, (Map 35, Lot 5). Plan Entitled: Property Located at #15 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/30/20. Scale: 1"=30'. IG-80 Zoning District.

2. #P20-14A CAM Application of MD Property, LLC, Applicant & Owner, relative to 15 Massimo Drive, (Map 35, Lot 5). Plan Entitled: Property Located at #15 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/30/20. Scale: 1"=30'. IG-80 Zoning District.

Mr. James Pretti, Engineer with Criscuolo Engineering, presented the applications to permit the construction of an approximately 40,000 square feet addition to this existing, approximately 75,000 square feet warehouse building. The CAM application is required because the site lies within the coastal boundary. Mr. Pretti explained the site plan and discussed the storm water storage. The Commission asked questions about outside storage and the movement of trailers on the site. Mr. Pretti and Mr. DeCapua, applicant, answered. The applicant is requesting a waiver of sidewalks.

The Commission elected to hear Applications #P20-15 and #P20-15A together.

3. #P20-15 Site Plan Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Property Located at #444 State Street, North Haven, CT. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019, Rev. 6/10/20. Scale: 1"=30'. CB-40/R-20 Zoning Districts.
4. #P20-15A CAM Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Property Located at #444 State Street, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019, Rev. 6/10/20. Scale: 1"=30'. CB-40/R-20 Zoning Districts.

Mr. James Pretti, Engineer with Criscuolo Engineering presented the applications to permit the construction of an approximately 3260 square feet addition to the rear of this existing Volkswagen Car Dealership. These applications are nearly identical to applications P19-34 & P19-34A, approved for this property by the Commission on 12 November 2019. Subsequent to those approvals, the owner determined that an additional 1260 square feet was desired for the proper functioning of the service area, resulting in these applications. Mr. Pretti requested a waiver of sidewalks and stated that he reviewed the comments of the Town Staff and has no issues with them. The Commission asked questions and Mr. Pretti responded.

5. #P20-16 Site Plan Application of Electrify America, LLC, Applicant, Brixmor GA North Haven Crossing LLC, Owner, relative to 400 Universal Drive North, (Map 21, Lot 1). Plan Entitled: Electrify America, Project Number: CT110057, Installation of Electric Vehicles Charging Equipment, Brixmor North Haven Crossing, 410 Universal Drive North, North Haven, CT 06473. Prepared by: Kimley-Horn and Associates, Inc. Dated: 05/20/2020, rev. 06/22/2020. Scale: 1"=10'. IL-80 Zoning District.

Ms. Lauren Sweeney, Professional Engineer with Kimley-Horn Associates, presented the application to permit the installation of four (4) electric car charging stations in the relative center of the front parking area of this existing shopping center. The installation includes an approximately 14'x 30' equipment pad, a transformer, and four (4) charging dispensers. She

presented and explained the site plan including associated site modifications. The Commission asked questions regarding equipment and the use of the charging stations and Ms. Sweeney responded.

6. #P20-17 Site Plan Application of 37 Nettleton LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Executive Landscaping, 37 Nettleton Ave., North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 03.07.2018, rev 07.07.2020. Scale: 1"=40'. IL-30 Zoning District.

This application has been postponed to the September 14, 2020 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARINGS: None

SITE PLANS:

1. #P20-14 Site Plan Application of MD Property, LLC, Applicant & Owner, relative to 15 Massimo Drive.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

2. #P20-14A CAM Application of MD Property, LLC, Applicant & Owner, relative to 15 Massimo Drive.

Mrs. Ranciato-Viele moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

3. #P20-15 Site Plan Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street.

Mr. Cummings moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

4. #P20-15A CAM Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street.

Mrs. Ranciato-Viele moved to approve the application; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

5. #P20-16 Site Plan Application of Electrify America, LLC, Applicant, Brixmor GA North Haven Crossing LLC, Owner, relative to 400 Universal Drive North.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

OTHER: None

EXTENSIONS: None

ENFORCEMENT:

- 224 Quinnipiac Avenue – A supplemental landscape plan was submitted and is part of the meeting materials posted to the Town’s website. Members of the public can participate and offer their comments.

Attorney Chris Smith, representing K Brothers, LLC, stated that since the previous meeting, a new landscape plan has been created by Suzanne Schore of Milone & MacBroom and submitted to the Commission and Town Staff.

Ms. Suzanne Schore, Professional Landscape Architect of Milone & MacBroom, Inc., presented the new supplemental landscape plan and explained the changes from the previous plan. She then explained the expected growth patterns of the proposed trees. The Commission asked questions and Ms. Schore responded.

Mr. Carlson asked for public comment.

1. Christine Umsteadt of Eaton Place, spoke in favor of the new landscape plan.

2. Fran Bartlett of Eaton Place, asked about the maintenance of the trees.
3. Cheryl Daniw of Eaton Place, spoke about the growth of the trees and about fencing.

Ms. Schore & Attorney Smith responded to the public comment.

There being no further public comment, the Enforcement hearing was closed.

Mrs. Ranciato-Viele moved to approve the supplemental landscape plan with an automatic, mechanical irrigation system which must be installed, operated and maintained in the area of the new buffer plantings for a minimum of two (2) years after planting; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele - aye Cummings – aye Williams – aye

CORRESPONDENCE:

- Letters from Fire & Police Chiefs regarding 158 Washington Avenue
- ZEO Report

The Correspondence was briefly discussed.

BONDS:

- #P13-04 500 Middletown Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for bond releases in the amounts of \$250,000.00 and \$20,000.00.

Mrs. Ranciato-Viele moved to release the bond; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The bond release was approved.

CHANGES OF USE:

- 100 Broadway

Mr. Paul Brandt requested a change of use from a Laboratory to a Yoga studio.

Mr. Cummings moved to approve the change of use; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

The change of use was approved.

MINUTES:

- June 15, 2020

Mrs. Ranciato-Viele moved to approve the June 15, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

- July 6, 2020

Mr. Cummings moved to approve the July 6, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Cummings – aye Williams – aye

EXECUTIVE SESSION: None

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 10:21 PM.