

**APPROVED 9-9-19**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, August 5, 2019 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #1, at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Ronald D. Penton, Vice-Chairman  
Theresa Ranciato-Viele  
Richard E. Wilson, Secretary  
James J. Giulietti  
Lewis S. Borrelli Sr., Alternate  
Joseph M. Solimene, Alternate

**MEMBERS ABSENT:**

Edward M. Homa, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Jennifer Coppola, Town Counsel  
Mary Lee Rydzewski, Public Stenographer  
Pam Miller, Clerk

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:01 p.m. He then introduced the Commissioners, town staff and the Court Reporter. Mr. Carlson then proceeded to ask the Land Use Administrator, Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

**8-24 REFERRAL:**

1. #P19-26 Application of the Town of North Haven for the roadway widening of Defco Park Road at Washington Avenue.

Mr. J. Andrew Bevilacqua, Town Engineer presented the 8-24 Referral to permit the widening of Defco Park Road to allow easier access for the movement of tractor trailers. He stated that the project should be completed by the end of November 2019.

**PUBLIC HEARINGS:**

Mr. Wilson read the call for the first Public Hearing:

2. #P19-22 Subdivision Application of the Town of North Haven, Applicant, Edward M. and Theresa O. Yates, Owners, for two (2) lots, relative to 3022 & 3030 Ridge Road, (Map 87, Lots 74 & 11). Plan Entitled: Subdivision Map, Prepared for: The Town of North Haven, Property of: Edward M. & Theresa O. Yates, 3030 Ridge Road, North Haven & Hamden, Connecticut. Prepared by: Milone & MacBroom. Dated: June 5, 2019. Scale: 1"=50'. R-40 Zoning District.

Mr. Thomas Daly of Milone & MacBroom Engineering, presented the application to permit the subdivision of this 18.586 acre parcel into two (2) lots. The existing house on the property would remain on lot B, which would become 3.885 acres. The Town has an agreement to purchase the 14.701 acre balance of the property to be designated as open space. Mr. Daly presented the site plan, described the parcel and answered the questions of the Commission.

Lynn Sadosky, Director of Public Works explained that the property will be purchased for Open Space.

Mr. Carlson asked for public comment.

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

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

3. #P19-23S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy Guodace, Applicant, Alpine Plaza LLC, Owner, relative to 630 Washington Avenue, (Map 101, Lot 92). Plan Entitled: Site Plan for Alpine Plaza, LLC, "Existing Conditions Survey", #630 Washington Ave. RTE 5, North Haven, Connecticut. Dated: Nov. 28, 2007, Revised 7-02-19. Scale: 1"=20'. CB-40 Zoning District.

Mr. Timothy Guodace, applicant presented the application to permit the issuance of a Certificate of Location for a liquor permit for a new bar and grill at this location. A Site Plan application is not required because it does not represent a change of use. The Commission asked questions and Mr. Guodace responded.

Mr. Carlson asked for public comment.

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

#### **SITE PLANS:**

The Commission elected to hear Applications #P19-12 and #P19-12A together.

4. #P19-12 Site Plan Application of North Haven Business Park LLC, Applicant, Alvina's,

LLC, Owner, relative to 71 Leonardo Drive, (Map 52, Lot 65). Plan Entitled: Site Plan Application of North Haven Business Park, LLC, 71 Leonardo Drive, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering LLC. Dated: 1/09/2013. Scale: 1"=20'. IL-80 Zoning District.

5. #P19-12A CAM Application of North Haven Business Park LLC, Applicant, Alvina's, LLC, Owner, relative to 71 Leonardo Drive, (Map 52, Lot 65). Plan Entitled: Site Plan Application of North Haven Business Park, LLC, 71 Leonardo Drive, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering LLC. Dated: 1/09/2013. Scale: 1"=20'. IL-80 Zoning District.

Mr. Jim Pretti, Engineer of Criscuolo Engineering presented the application to permit the construction of a new 9,600 square feet building for an office/warehouse use. The CAM Application is required because the majority of the site lies within the coastal boundary. Nearly identical applications were approved by the Commission on 7 January 2013 (#P12-39 & #P12-39A) but were allowed to expire. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a positive Site Plan Referral (#I19-06) at their 24 July 2019 meeting. Mr. Pretti presented the site plan, discussed the property, explained the parking areas and answered the questions of the Commission.

**DELIBERATION SESSION:**

**8-24 REFERRAL:**

1. #P19-26 Application of the Town of North Haven for the roadway widening of Defco Park Road at Washington Avenue.

Mr. Giulietti moved to approve the 8-24 Referral; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The 8-24 Referral was approved with appropriate conditions.

**PUBLIC HEARINGS:**

2. #P19-22 Subdivision Application of the Town of North Haven, Applicant, Edward M. and Theresa O. Yates, Owners, for two (2) lots, relative to 3022 & 3030 Ridge Road.

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

Carlson – aye Penton – aye Wilson – aye Giulietti- aye Ranciato-Viele – aye  
The application was approved with appropriate conditions.

3. #P19-23S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy Guodace, Applicant, Alpine Plaza LLC, Owner, relative to 630 Washington Avenue,

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

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

The application was approved with appropriate conditions.

#### **SITE PLANS:**

4. #P19-12 Site Plan Application of North Haven Business Park LLC, Applicant, Alvina’s, LLC, Owner, relative to 71 Leonardo Drive.

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

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

The application was approved with appropriate conditions.

5. #P19-12A CAM Application of North Haven Business Park LLC, Applicant, Alvina’s, LLC, Owner, relative to 71 Leonardo Drive.

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

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

The application was approved with appropriate conditions.

#### **OTHER:**

- Deliberation on remand issued by Superior Court in the matter of Vincent J. Pitts, et al. v. Planning and Zoning Commission of Town of North Haven, et al. (Docket No. HHD-CV18-6086377-S) related to Applications #P17-16S and #P17-16 for 124 Mansfield Road.

Mrs. Jennifer Coppola, Town Attorney, presented Exhibit A; a copy of the remand issued by Superior Court. She discussed the remand documents and read the comments of the Superior Court Judge.

Mr. Giulietti moved to approve a finding that condition #11 of their approval is not integral to their decision and should be removed from their approval. Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Penton – aye Solimene – aye

Mr. Penton moved to approve a motion to reinforce the Commission's understanding that the original verbal condition of approval #7 that the conservation easement which was shown as one of the exhibits, largely identified as wetlands, be included, is part of the conditions of approval and to clarify that it is the Commission's understanding that the conservation easement referred to is as shown on the map that is part of ROR #34 that shows the total conservation easement equaling 207,000 square feet. Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Penton – aye Solimene – aye

**EXTENSIONS:**

- #P18-31, 15 Cottontail Lane

Mr. Fredricksen discussed the request for a second (90) day extension for the application.

Mr. Penton moved to approve the extension. Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The extension was approved.

- #P18-34, 100 Dodge Avenue

Mr. Fredricksen discussed the request for two (6) six month extensions for the application.

Mrs. Ranciato-Viele moved to approve the extensions. Mr. Penton seconded the motion. The Commission voted as follows:

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

The extensions were approved.

- #P19-07, 678 Middletown Avenue

Mr. Fredricksen discussed the request for a (6) six month extension for the application.

Mrs. Ranciato-Viele moved to approve the extension. Mr. Penton seconded the motion. The Commission voted as follows:

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

The extension was approved.

**CORRESPONDENCE:** Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2019.

The Correspondence was briefly discussed.

**BONDS:** None

**CHANGE OF USE:** None

**MINUTES:**

- July 1, 2019

Mr. Penton moved to approve the July 1, 2019 meeting minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Ranciato-Viele – aye Borrelli – aye Solimene – aye

**EXECUTIVE SESSION:** None

**ADJOURN:**

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