

APPROVED 2-4-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 7, 2019 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
Richard E. Wilson, Secretary
James J. Giulietti
Theresa Ranciato-Viele
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
Mary Lee Rydzewski, Public Stenographer
Pam Miller, Clerk
Jennifer Coppola, Town Attorney

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 applications #P18-37 and #P18-44 have been postponed to the February 4, 2019 meeting.

PUBLIC HEARINGS:

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

The Commission elected to hear Applications #P18-43S and #P18-43 together.

2. #P18-43S Special Permit Application of Timothy J. Lee, Esquire, Applicant, Washington Avenue LLC and 447 Washington Avenue LLC, Owners, relative to 441 Washington Avenue, (Map 90, Lot 4) and 447 Washington Avenue, (Map 90, Lot 7). Plan Entitled: Proposed Multi-Use Development, 441/447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: November 8, 2018. Scale: 1"=20'. IL-30 Zoning District.

5. #P18-43 Site Plan Application of Timothy J. Lee, Esquire, Applicant, Washington Avenue LLC and 447 Washington Avenue LLC, Owners, relative to 441 Washington Avenue, (Map 90, Lot 4) and 447 Washington Avenue, (Map 90, Lot 7). Plan Entitled: Proposed Multi-Use Development, 441/447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: November 8, 2018. Scale: 1"=20'. IL-30 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC in New Haven, representing the applicant, presented the application to construct two (2) five story buildings, each of which would contain 75 residential units for a total of 150 dwelling units. He stated that a revised Affordability Plan was submitted and has been discussed with Jennifer Coppola, Town Attorney. He then stated that a cross easement was created between this property and an abutting property. Mr. Giuletti asked questions about the cross easement and Mr. Lee responded. A lighting plan was submitted and reviewed by town staff.

Attorney Jennifer Coppola of Ciulla & Donofrio, representing the Town of North Haven, spoke about the Affordability Plan and explained the changes that were made. She distributed copies of the plan to the Commission and answered their questions. Exhibits 2A and 2B were submitted; the original Affordability Plan and the revised plan.

Mr. Steve Dietzko, Professional Engineer with Milone and McBroom, explained the changes made to the site plan which includes added parking and green space, and the addition of bike racks. He then submitted a Shared Parking Analysis report; Exhibit 2-C.

Mr. Carlson asked for Public Comment.

1. Mary White of Summer Lane asked questions regarding building materials, water pressure and distance from the train tracks.

Mr. Lee responded to the Public Comment.

Chairman Carlson closed the Public Hearing

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

3. #P18-41 Application of Jeffrey N. Gordon, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 5.1.1.4 to modify lot area requirements for hotels, apartment hotels and motels in IL (Light Industrial) Zoning Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Mr. Jeffery Gordon, Landscape Architect with Codespoti and Associates in Orange, presented the application which is intended to permit the possibility of higher density hotels in Light Industrial Districts when a minimum of three (3) stories is proposed for the facility. He stated that the present regulation will allow hotels of one and two stories and his client; Hilton hotels, generally builds properties with four (4) stories. Mr. Gordon stated that the proposed amendment to the regulations is to add language stating that a hotel with three (3) or more stories can have a room density of one room

per 1,000 square feet of lot area. He also stated that his client is interested in a property adjacent to the Cinemark property on Universal Drive and he presented a site plan detailing the proposed location of the project.

The Commission asked questions and they were answered by Mr. Gordon.

Mr. Carlson asked for Public Comment.

1. Mary White of Summer Lane stated that she is in favor of the application however; she is concerned that if approved, the amendment will allow the future construction of tall buildings in residential zones. She would like to see the amendment be restricted to only Universal Drive properties.

Mr. Gordon responded to Public Comment.

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

SITE PLANS:

4. #P18-37 Site Plan Application of K Brothers, LLC, Applicant & Owner, relative to 224 Quinnipiac Avenue, (Map 17, Lot 2). Plan Entitled: Site Development Plans, db Mart, 224 Quinnipiac Avenue, North Haven, Connecticut. Prepared by: Godfrey Hoffman Associates, LLC. Dated: August 27, 2018. Scale: 1"=20'. IL-30 Zoning District.

This application has been postponed to the February 4, 2019 meeting.

6. #P18-44 Site Plan Application of North Haven Investments, Inc., Applicant & Owner, relative to 332 State Street, (Map 34, Lot 108). Plan Entitled: Site Restoration Plan. Prepared by: Kratzert, Jones and Associates, Inc. Dated: November 30, 2018. Scale: 1"=20'. CB-40 Zoning District.

This application has been postponed to the February 4, 2019 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

2. #P18-43S Special Permit Application of Timothy J. Lee, Esquire, Applicant, Washington Avenue LLC and 447 Washington Avenue LLC, Owners, relative to 441 Washington Avenue.

Mrs. Ranciato-Viele 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.

3. #P18-41 Application of Jeffrey N. Gordon, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 5.1.1.4.

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.

SITE PLANS:

5. #P18-43 Site Plan Application of Timothy J. Lee, Esquire, Applicant, Washington Avenue LLC and 447 Washington Avenue LLC, Owners, relative to 441 Washington Avenue.

Mrs. Ranciato-Viele 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: NONE

EXTENSIONS: NONE

CORRESPONDENCE: NONE

BONDS: NONE

CHANGE OF USE:

- 120 Universal Drive

Ms. Komal Aggarwal is requesting a change of use from retail to a waxing salon (service). She stated that the European Wax center is a National chain and this location will have 15 employees.

Mrs. Ranciato-Viele 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 change of use was approved.

MINUTES:

- December 4, 2018

Mrs. Ranciato-Viele moved to approve the December 4, 2018 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 8:30 PM.