

APPROVED 4-1-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, February 4, 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
Edward M. Homa, Alternate

MEMBERS ABSENT:

Lewis S. Borrelli Sr., Alternate
Joseph M. Solimene, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Pam Miller, Clerk
Lynn Sadosky, Director of Public Works

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 March 4, 2019 meeting.

8-24 REFERRAL:

1. #P18-27 Application of the Town of North Haven for the acceptance of the Nume Road sewer pump station and it's adjoining Nume Road access strip.

Mr. J. Andrew Bevilacqua, Town Engineer presented the 8-24 referral. He stated that the properties are owned by 415 Washington Ave Partners LLC (Rabina Properties) and the town has previously agreed to take ownership.

2. #P19-02 Application of the Town of North Haven for the acquisition of a 1.05 acre parcel of open space land on 311 Middletown Avenue.

Mrs. Lynn Sadosky, Director of Public Works presented the 8-24 referral and stated that the property will be acquired for open space. There is a residential structure on the property presently which is intended to be demolished.

PUBLIC HEARINGS:

Mr. Wilson read the call for the Public Hearing:

3. #P19-03 Zone Change Application of Timothy J. Lee, Esq., Applicant, Pieper's Farm, LLC, Owner, relative to 343 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Zone Change Map, 343 Clintonville Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: January 2, 2018. Scale 1"=100'. R-40 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC in New Haven, represented the application, which is intended to change the zone of this 13.32 acre parcel from R-40 to an Elderly Housing EH Zoning District. Historically, this property has been used for farming and the sale of produce and nursery stock. Apart from the non-conforming setbacks of the existing structures, the parcel meets all of the requirements of Section 2.4.1 for eligibility as an EH District. If the Commission approves this Zone Change application, the applicant has expressed their intention to seek an approval for residential housing up to 120 units. The rental units would be developed by Vigliotti Constriction and will offer 10 percent affordability. Mr. Lee stated that there is a strong demand for age restricted housing in North Haven and it is a stated need. Mr. Lee stated that there are some wetlands on the property and an application to the Inland Wetlands and Watercourses Commission would be submitted, if this application is approved. They will then return with special permit and site plan applications to the Planning & Zoning Commission. Then, Mr. Lee answered questions of the Commission regarding emergency services and wetlands.

Mr. Carlson asked for public comment.

1. Kathleen Lindblom, 511 Elm Street Unit # 7-2 spoke in favor of the application. She stated that it's a good idea and is worth the consideration.
2. Sharon Pieper Lettick, owner and applicant spoke in favor of the application. She hopes that this application will bring new homes to individuals in need.
3. Marge Quinn, 11 Deer Run Lane spoke in opposition to the application.
4. Mary White, 67 Summer Lane spoke in opposition. She stated that if approved, the project would be an over development of land. She also believes that it would create a stress on emergency services and spoke of the emergency response times and the age of the town's fire apparatus. Ms. White stated that the project would cause a detrimental effect to the health and safety of town residents.

5. Audrey Betta, 36 Bassett Road stated that the application is very vague.

Mr. Lee responded to the 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 March 4, 2019 meeting.

5. #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 March 4, 2019 meeting.

The Commission elected to hear Applications #P19-01 and #P19-01A together.

6. #P19-01 Site Plan Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared: Fuss & O'Neill. Dated: March 2018. Scale: 1"=40'. JG-80 Zoning District.
7. #P19-01A CAM Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared: Fuss & O'Neill. Dated: March 2018. Scale: 1"=40'. JG-80 Zoning District.

Mr. Bernard Pellegrino with the Pellegrino Law Firm presented the application seeking approval for outdoor storage in accordance with Section 10.1.3.25. These applications are being made in an effort to satisfy the condition of approval imposed by the Commission on 5 June 2017 in approving the applicant's change of use for a metal fabricating and finishing use. The condition required receipt and approval of Site Plan and CAM applications within 90 days. Additionally, approval of the uses delineated on the drawings is being sought. Mr. Pellegrino presented a site plan and explained the proposed uses on the site. They have eliminated the request for outside storage.

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

Mr. Bruno Suraci, applicant, stated that the property does not flood at the entrances of the building and that materials will not be stored there.

Mr. Pellegrino asked to continue the application to the 4 March 2019 meeting.

BREAK: 8:38-8:41

DELIBERATION SESSION:

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

8-24 REFERRAL:

1. #P18-27 Application of the Town of North Haven for the acceptance of the Nume Road sewer pump station and it's adjoining Nume Road access strip.

Mr. Giulietti moved to approve the 8-24 referral; Mr. Penton 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.

2. #P19-02 Application of the Town of North Haven for the acquisition of a 1.05 acre parcel of open space land on 311 Middletown Avenue.

Mr. Giulietti moved to approve the 8-24 referral; Mr. Penton 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.

PUBLIC HEARINGS:

3. #P19-03 Zone Change Application of Timothy J. Lee, Esq., Applicant, Pieper's Farm, LLC, Owner, relative to 343 Clintonville Road.

Mr. Penton moved to continue the deliberations; Mr. Wilson seconded the motion. The Commission voted as follows:

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

The public hearing was closed and the deliberations continued to the 4 March 2019 meeting.

SITE PLANS:

6. #P19-01 Site Plan Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road.

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

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

The application was continued to the 4 March 2019 meeting.

7. #P19-01A CAM Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road.

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

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

The application was continued to the 4 March 2019 meeting.

OTHER:

- Housing Enforcement

Mr. Alan A. Fredricksen, Land Use Administrator had a discussion regarding the Quinnipiac University student housing list and the ongoing policy enforcement.

EXTENSIONS:

- #P17-40, 36 Broadway

Mr. Giuliatti recused himself from the request for an extension and Mr. Homa sat.

Mr. Fredricksen discussed the request for a 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 Ranciato-Viele – aye Homa – aye

The extension was approved.

CORRESPONDENCE:

- Connecticut Federation of Planning and Zoning Agencies, Winter 2019

The correspondence was briefly discussed.

BONDS:

- #P13-17, 19 & 51 Patten Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$65,000.

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

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

The bond release was approved subject to the Town’s acceptance of the road.

CHANGE OF USE:

- 85 Washington Avenue

Ms. Rebecca Stumpf with H & R Block is requesting a change of use from retail to retail with training facilities.

Mr. Penton moved to approve the change of use; Mr. Giulietti 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.

- 462 Washington Avenue

Mr. Samar Richardson is requesting a change of use from office to a hair salon (service).

Mrs. Ranciato-Viele moved to approve the change of use; 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.

- 462 Washington Avenue

Mr. Claudio Boni is requesting a change of use from pet grooming to personal training and physical therapy.

Mrs. Ranciato-Viele moved to approve the change of use; 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.

- 250 Sackett Point Road

Mr. Richard Cuomo is requesting a change of use from office/warehouse to office/warehouse for a commercial equipment rental facility.

Mrs. Ranciato-Viele moved to approve the change of use; 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.

- 262 State Street

Mr. Ray Pantalena is requesting a change of use from retail to office.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Wilson 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:

- January 7, 2019

Mr. Giulietti moved to approve the January 7, 2019 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, Mrs. Ranciato-Viele moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 9:18 PM.