

APPROVED 8-5-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, July 1, 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, acting Secretary
Lewis S. Borrelli Sr., Alternate
Joseph M. Solimene, Alternate

MEMBERS ABSENT:

Richard E. Wilson
James J. Giulietti
Edward M. Homa, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Jennifer Coppola, Town Counsel
Sotonye Otunbe-Payne, Court Reporter
Pam Miller, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:03 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 #P19-12 and #P19-12A have been postponed to the August 5, 2019 meeting.

PUBLIC HEARINGS:

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

1. #P19-17S Continuation of the Special Permit Application [as authorized by Section 2.1.1.5(a)] of Tammie L. Ulbrich, Applicant, Hope Christian Church, Owner, relative to 211 Montowese Avenue, (Map 18, Lot 75). Plan Entitled: Proposed Resubdivision for Calvin & Naomi Bacon, Land of the Gospel Tabernacle, Inc., 211 Montowese Ave., Assessor's Map #17 & 18, Route 75, Fitch Street

& Judd Drive, North Haven, CT. Prepared by: Diversified Technology Consultants. Dated: 9/24/98. Scale: 1"=40'. R-40 Zoning District.

Mr. Erik Scaranuzzo a Board member of the Ulbrich Boys and Girls Club, presented the application to permit the establishment of an after school children's program at Hope Christian Church. He stated a meeting was held to discuss the application and 44 neighbors attended. Mr. Scaranuzzo presented a site plan and discussed the flow of traffic entering and exiting the property. Mr. Penton asked about the busing of students and Mr. Scaranuzzo responded. Mr. Scaranuzzo then explained the proposed program, the ages of the children and the hours of operation. Mr. Penton asked about the busing of students and Mr. Scaranuzzo responded.

William Wadsworth, spoke on behalf of the Ulbrich Family and stated that the program will be good for the community.

Mrs. Tammie Ulbrich, Chairman of the boys and girls club discussed how the program would benefit the community.

Mr. Carlson asked for public comment.

1. Anna Buono spoke in favor of the application. She stated that 180 people signed a petition to allow the boys and girls program. She presented Exhibit 1, a petition.
2. Dottie Starkey spoke in favor of the application and stated that the program is a safe place for families.
3. Alyssa Damico of Potter Rd spoke in favor of the application and stated that there is a need for programs in North Haven.
4. Mary White of 67 Summer Lane spoke in favor of the application. She suggested that the program's details be explained to the Commission.
5. Roz Gambardella of Hartford Turnpike spoke in favor of the application.
6. Pastor Jim Detweiler, Pastor of Hope Christian Church spoke in favor of the program and discussed how a not for profit organization is good for the community.
7. Frank Daniele of 5 Rock Road spoke in opposition and presented website information about the program as Exhibit 2.
8. Melissa Daniele of 5 Rock Road spoke in opposition to the application. She feels that the program will grow too large.
9. Mike Morano of 11 Rock Road opposes the application and is concerned with privacy and stated that it is the wrong location.
10. Anita Anderson of 32 Sheffield Road spoke in favor of the application and stated that the daily enrollment will be staggered.

Mrs. Tammie Ulbrich addressed the Public Comment. She presented a document of the proposed programs as Exhibit A.

Mr. Carlos Collazo, Executive Director of the Ulbrich Boys and Girls Club stated how the program will support families from different backgrounds.

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

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

The Commission elected to hear Applications #P19-20S, #P19-20 and #P19-20A together.

2. #P19-20S Special Permit Application of North Haven Lodging Partners LLC, Applicant, Cinemark USA Inc., Owner, relative to 700 Universal Drive North, (Map 21, Lot 13). Plan Entitled: Proposed Site Development Plans, Hampton Inn & Suites by Hilton, 700 Universal Drive North, North Haven, Connecticut. Prepared by: Codespoti & Associates, PC. Dated: May 30, 2019. Scale: 1"=30. IL-80 Zoning District.
8. #P19-20 Site Plan of North Haven Lodging Partners LLC, Applicant, Cinemark USA Inc., Owner, relative to 700 Universal Drive North, (Map 21, Lot 13). Plan Entitled: Proposed Site Development Plans, Hampton Inn & Suites by Hilton, 700 Universal Drive North, North Haven, Connecticut. Prepared by: Codespoti & Associates, PC. Dated: May 30, 2019. Scale: 1"=30. IL-80 Zoning District.
9. #P19-20A CAM Application of North Haven Lodging Partners LLC, Applicant, Cinemark, USA Inc., Owner, relative to 700 Universal Drive North, (Map 21, Lot 13). Plan Entitled: Proposed Site Development Plans, Hampton Inn & Suites by Hilton, 700 Universal Drive North, North Haven, Connecticut. Prepared by: Codespoti & Associates, PC. Dated: May 30, 2019. Scale: 1"=30. IL-80 Zoning District.

Mr. Jeffrey Gordon, Landscape Architect presented the application to permit the construction of a new 105 room, four story Hampton Inn & Suites hotel on this approximately 2.4 acre site. The lot was created as a part of the resubdivision approved last month on 3 June 2019 (#P19-16). The Special Permit application is being made accordance with Section 5.1.1.4 of the regulations for a hotel. The CAM application is being made because the site lies within the Coastal Boundary. Mr. Gordon presented the site plan and explained the parking areas, dumpster enclosure, drainage plan, and landscaping plan. Mr. Gordon presented the lighting plan as Exhibit A. Then, he presented a drawing of a Hampton Hotel as Exhibit B. Mr. Penton asked about the easements and Mr. Gordon responded.

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. #P19-21 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Proposed Mauro Motors Pre-Owned Automotive Sales and Service, 576 Washington

Avenue (Route 5), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 7, 2019. Scale: 1"=40'. CB-40 Zoning District.

Mr. Matt Ranelli of Shipman and Goodwin, presented the application to permit the construction of a new approximately 18,000 square feet, single story automotive sales dealership. The Public Hearing is being held to satisfy a condition of approval from the Zone Change for the rear portion of the property approved by the Commission on 4 December 2006 (#P07-09). He presented and explained the site plan and stated that the zone allows the use of outside automobile sales.

Mr. Tom Daly, Engineer of Milone and McBroom explained the proposed plan and discussed the neighboring properties. He explained the landscaped areas, the parking area and areas for inventory storage. Mr. Daly discussed the lighting plan and the sidewalks. He presented Exhibit C; a floor plan for interior inventory storage and discussed the comments of the town staff.

Mr. Carlson asked for public comment.

1. William Wadsworth of Wallingford, CT spoke in favor of the application and stated that the applicant runs a good business and he trusts that the project will come out nicely.
2. Mark Dinicola of Washington Avenue spoke in favor and asked questions about the driveway, signage, and the dumpster location.

Mr. Daly addressed the Public Comment.

Mike Mauro of 600 Washington Avenue spoke about the snow removal and the placement of landscaping.

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

BREAK: 9:36 – 9:51PM

SITE PLANS:

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.

This application has been postponed to the August 5, 2019 meeting.

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.

This application has been postponed to the August 5, 2019 meeting.

The Commission elected to hear Applications #P19-19, and #P19-19A together.

6. #P19-19 Site Plan Application of Thomas McKenzie - Panera, LLC, Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North, (Map 21, Lot 12). Plan Entitled: Land Development Plans for Proposed Restaurant Development Issued For Site Plan Approval, Universal Drive North, North Haven, Connecticut. Prepared by: BL Companies. Dated: June 8, 2019. Scale: 1"=20'. IL-80 Zoning District.
7. #P19-19A CAM Application of Thomas McKenzie - Panera, LLC, Inc., Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North, (Map 21, Lot 12). Plan Entitled: Land Development Plans for Proposed Restaurant Development Issued For Site Plan Approval, Universal Drive North, North Haven, Connecticut. Prepared by: BL Companies. Dated: June 8, 2019. Scale: 1"=20'. IL-80 Zoning District.

Mr. John Schmitz, Engineer of BL Companies presented the application to permit the construction of a new, single story, 4,375 square feet Panera Restaurant on this 1.17 acre site. The lot was created as a part of the resubdivision approved last month on 3 June 2019 (#P19-16). He presented the site plan and described the proposed location of the Panera Bread Restaurant on the property. Mr. Schmitz explained the parking areas, drainage, the landscaping plan and the comments of the town staff.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P19-17S Continuation of the Special Permit Application [as authorized by Section 2.1.1.5(a)] of Tammie L. Ulbrich, Applicant, Hope Christian Church, Owner, relative to 211 Montowese Avenue.

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

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

The application was approved with appropriate conditions.

2. #P19-20S Special Permit Application of North Haven Lodging Partners LLC, Applicant, Cinemark USA Inc., Owner, relative to 700 Universal Drive North.

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

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

The application was approved with appropriate conditions.

3. #P19-21 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue.

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

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

The application was approved with appropriate conditions.

SITE PLANS:

6. #P19-19 Site Plan Application of Thomas McKenzie - Panera, LLC, Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North.

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

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

The application was approved with appropriate conditions.

7. #P19-19A CAM Application of Thomas McKenzie - Panera, LLC, Inc., Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North.

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

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

The application was approved with appropriate conditions.

8. #P19-20 Site Plan of North Haven Lodging Partners LLC, Applicant, Cinemark USA Inc., Owner, relative to 700 Universal Drive North.

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

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

The application was approved with appropriate conditions.

9. #P19-20A CAM Application of North Haven Lodging Partners LLC, Applicant, Cinemark, USA Inc., Owner, relative to 700 Universal Drive North.

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

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

The application was approved with appropriate conditions.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGE OF USE:

- 109-117 Washington Avenue

Mr. Omar Siddiqui of New Haven is requesting a change of use from retail to a service (Brow and lashes).

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

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

The change of use was approved.

- 276 State Street

Mr. Angelo Graziano is requesting a change of use from office to a Barber shop.

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

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

The change of use was approved.

MINUTES:

- June 3, 2019

Mrs. Ranciato-Viele moved to approve the June 3, 2019 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

EXECUTIVE SESSION: None

ADJOURN:

There being no further business, Mr. Penton moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:46 PM.