

APPROVED 10-7-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, September 9, 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

MEMBERS ABSENT:

Edward M. Homa, Alternate
Joseph M. Solimene, Alternate

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:00 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 #P19-25, #P19-28, #P19-28A, #P19-30 and #P19-30A were postponed to the 7 October 2019 meeting.

8-24 REFERRAL:

1. #P19-29 Application of the Town of North Haven for the acquisition of the recently subdivided parcel known as 3022 and 3030 Ridge Road, for open space land.

Mrs. Lynn Sadosky, Director of Public Works presented the 8-24 Referral to permit the acquisition of the recently subdivided 14.7 acre parcel known as 3022 and 3030 Ridge Road, for open space land.

PUBLIC HEARINGS:

Mr. Wilson read the call for the Public Hearing:

2. #P19-24 Application of Middletown 102, LLC, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 4.4.2 and add Section 4.4.1.39 and Section 4.4.3.11 to permit residential apartments above first floor commercial uses in CB-20 Zoning Districts along Quinnipiac Avenue & Middletown Avenue. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney Tim Hollister, presented the application to permit residential apartments above first floor commercial uses in CB-20 Zoning Districts along Quinnipiac Avenue and Middletown Avenue. Supplemental materials were submitted as Exhibit A. Mr. Hollister presented the site plan, explained the property and gave the history of the parcel. He gave a brief description of the proposed mixed use residential apartment building with a retail component which will be presented to the Commission if this amendment is approved. He stated that residential use would be on the second floor with retail on the ground level. Mr. Hollister presented a drawing of the proposed building and discussed the parking. Mrs. Ranciato-Viele asked about an affordable component and Mr. Hollister stated the applicant is not proposing any affordable units at this property.

John Gilmore, Professional Engineer of Milone and MacBroom discussed the property and stated that they will return with a site plan if the application is approved.

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

Mr. Carlson asked for public comment.

1. Jeff Smalley of 27 LeGrande Road spoke in favor of the application.
2. Chris Taft of 35 Pool Road spoke in favor of the application.

Mr. Hollister stated that the applicant would like to continue the application to the October meeting.

3. #P19-25 Subdivision Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for (8) eight lots, relative to 79T, 87, 87T, 91, 95 And 95 Warner Road, (Map 40, Lots 39-44). Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.

This application has been postponed to the October 7, 2019 meeting.

SITE PLANS:

4. #P19-27 Site Plan Application of 151 Washington Ave., LLC, Applicant, GFM

Associates LLC, Owner, relative to 151 Washington Avenue, (Map 73, Lot 16). Plan Entitled: Site Plan Application for Proposed Bank, 151 Washington Avenue, North Haven, Connecticut. Prepared by: Hallisey, Pearson & Cassidy. Dated: June 12, 2019. Scale: 1"=10'. IL-30 Zoning District.

Attorney Arianna Ceneviva of the Ceneviva Law Firm presented the application to permit the construction of a new approximately 2,300 square feet, single story bank. The existing structure on the property is proposed to be demolished in its entirety.

Mr. Justin Packard, Civil Engineer of Hallisey, Pearson & Cassidy presented the site plan and explained the location of the existing building and discussed the proposal for the new bank. He then discussed the location of the parking spaces and driveway, and dumpster pad. Mr. Packard presented a drawing detailing the drainage system, the underground utilities and landscaping plan.

5. #P19-28 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 by Fuss & O'Neill. Dated: March 2018, revised July 2019. Scale: 1"=40'. IG-80 Zoning District.

This application has been postponed to the October 7, 2019 meeting.

6. #P19-28A 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 by Fuss & O'Neill. Dated: March 2018, revised July 2019. Scale: 1"=40'. IG-80 Zoning District.

This application has been postponed to the October 7, 2019 meeting.

7. #P19-30 Site Plan Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, North Haven, CT, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District.

This application has been postponed to the October 7, 2019 meeting.

8. #P19-30A CAM Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, North Haven, CT, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District.

This application has been postponed to the October 7, 2019 meeting.

DELIBERATION SESSION:

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

8-24 REFERRAL:

1. #P19-29 Application of the Town of North Haven for the acquisition of the recently subdivided parcel known as 3022 and 3030 Ridge Road, for open space land.

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 with appropriate conditions.

PUBLIC HEARINGS:

2. #P19-24 Application of Middletown 102, LLC, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 4.4.2 and add Section 4.4.1.39 and Section 4.4.3.11.

Mr. Penton moved to continue 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 continued to the 7 October 2019 meeting.

SITE PLANS:

4. #P19-27 Site Plan Application of 151 Washington Ave., LLC, applicant, GFM Associates LLC, owner, relative to 151 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:

Mr. Giulietti recused himself from this item.

- #P19-17S, 211 Montowese Avenue

Mr. Erik Scaranuzzo of 2350 Ridge Road presented the request for modifications to their site plan regarding the planting of trees.

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

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

The request was approved.

- 250 Sackett Point Road – Sunbelt Rentals

Mr. Richard Como of 1149 Ridge Road presented the request to allow the display of equipment at Sunbelt Rentals.

Mr. Joe Hill of 21 Rock Ledge Drive in Madison discussed the types of equipment proposed to be displayed.

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

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

The request was approved.

EXTENSIONS: None

CORRESPONDENCE:

- 114 Summer Lane-Summer Wind Owner’s Association

The correspondence was briefly discussed.

BONDS: None

CHANGE OF USE: None

MINUTES:

- August 5, 2019

Mrs. Ranciato-Viele moved to approve the August 5, 2019 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

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

BREAK: 8:16-8:32

EXECUTIVE SESSION:

1. Discuss the status of the pending litigation of K Brothers, LLC v. Planning and Zoning Commission of Town of North Haven, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of K Brothers, LLC v. Planning and Zoning Commission of Town of North Haven.
3. Discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission, and possible action relating to same.
4. Consider whether to convene in executive session to discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission.

Mr. Giulietti moved to enter Executive Session at 8:32 PM; Mr. Penton seconded the motion. The Commission invited Jennifer Coppola, Town Counsel, Alan Fredricksen, Land Use Administrator, and J. Andrew Bevilacqua, Town Engineer, into Executive Session. The Commission voted as follows:

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

Mrs. Ranciato-Viele moved to exit Executive Session at 8:45 PM; 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. Penton moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:45 PM.