

APPROVED 12-2-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Tuesday, November 12, 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

MEMBERS ABSENT:

Joseph M. Solimene, Alternate
Roderick Williams, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Mary Lee Rydzewski, Public Stenographer
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 #P19-24, #P19-25, #P19-25S, #P19-28, and #P19-28A were continued to the 2 December 2019 meeting.

PUBLIC HEARINGS:

1. #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.

Mr. Matthew Rinelli of Shipman and Goodwin in New Haven, delivered a revised set of documents and stated that the applicant had asked the Commission to continue the application to the 2 December 2019 meeting.

This application has been continued to the 2 December 2019 meeting.

2. #P19-25 Subdivision Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for eight (8) 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 continued to the 2 December 2019 meeting.

3. #P19-25S Special Permit Application (as authorized by Section 2.5.1) 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 continued to the 2 December 2019 meeting.

SITE PLANS:

4. #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'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.

This application has been continued to the 2 December 2019 meeting.

5. #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'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.

This application has been continued to the 2 December 2019 meeting.

6. #P19-31 Site Plan Application of LTD Realty Associates, LLC, Applicant & Owner, relative to 319 Washington Avenue, (Map 85, Lot 4). Plan Entitled: Site Plan Expansion – Building 2. Prepared by: Nafis & Young Engineers, Inc. Dated: June 2019. Scale: 1"=20'. IL-30 Zoning District.

Mr. Giuliatti recused himself from the application.

Attorney John Parese of Parrett, Porto, Parese & Colwell, PC presented the application to permit an approximately 13.5' x 35' single story addition to the north side of this existing automotive repair facility. The Zoning Board of Appeals approved a side yard setback variance of 12.5' at their 15 August 2019 meeting (#19-07). Mr. Fredricksen discussed the need for parking calculations and a landscaping plan.

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

The Commission elected to hear Applications #P19-34 and #P19-34A together.

7. #P19-34 Site Plan Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Proposed Site Plan for Service Bays Addition. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019. Scale: 1"=30'. CB-40/R-20 Zoning District.

8. #P19-34A CAM Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Proposed Site Plan for Service Bays Addition. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019. Scale: 1"=30'. CB-40/R-20 Zoning District.

Mr. Jim Pretti, Engineer of Criscuolo Engineering presented the application to permit the construction of an approximately 2000 square feet addition to the rear of this existing Volkswagon Car Dealership. The addition would contain vehicle bays and service spaces. An approval to expand this existing non-conforming building was granted by the Zoning Board of Appeals on 17 October 2019.

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

DELIBERATION SESSION:

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

PUBLIC HEARINGS: None

SITE PLANS:

6. #P19-31 Site Plan Application of LTD Realty Associates, LLC, Applicant & Owner, relative to 319 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 Ranciato-Viele – aye

The application was approved with appropriate conditions.

7. #P19-34 Site Plan Application of 444 State Street, LLC, Applicant & Owner, relative to 444 State Street.

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.

8. #P19-34A CAM Application of 444 State Street, LLC, Applicant & Owner, relative to 444 State Street.

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.

OTHER:

The Commission asked Mr. Fredricksen for an update regarding the Quinnipiac University student list. A motion was made to direct Jennifer Coppola; Town Counsel, to contact Quinnipiac University and have a representative attend the 2 December meeting to respond to why the list has not been submitted.

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

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

The motion was approved.

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGE OF USE:

- 39 McDermott Road

This change of use will be continued to the 2 December 2019 meeting due to a lack of representation.

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- 67 Washington Avenue

Ms. Yuly Moreno is requesting a change of use from office to a CBD Oil Store (retail). The Commission discussed the legality of the use with Ms. Moreno.

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

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

The change of use was approved.

- 75 Washington Avenue

Ms. Ngoc Bui and Kim Nguyen are requesting a change of use from office to a nail salon (service).

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

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

The change of use was approved.

- 87A State Street

Mr. John Brandon Benevento is requesting a change of use from retail to a laundromat (service). Andrea Tarantino spoke as the applicant.

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

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

The change of use was approved.

MINUTES:

- October 7, 2019

Mrs. Ranciato-Viele moved to approve the October 7, 2019 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:05 PM.