

DRAFT
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, June 15, 2020 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Richard E. Wilson, Vice-Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate
Joseph M. Solimene, Alternate
Paul J. Weymann, Alternate

MEMBERS ABSENT:

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk
Jennifer Coppola, Town Counsel

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 application #P20-07 has been postponed to the 6 July 2020 meeting.

8-24 REFERRAL:

1. #P20-13 Application of the Town of North Haven for a project to remove existing gasoline and diesel tanks, pumps and appurtenances and for the construction of a new fueling station and canopy.

Mr. J. Andrew Bevilacqua, Town Engineer presented the 8-24 referral and explained the fueling station project at the Town Garage. The Commission asked questions and Mr. Bevilacqua responded.

PUBLIC HEARINGS: None

SITE PLANS:

2. #P20-07 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 & Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 7, 2019, Revised January 29, 2020. Scale: 1"= 40'. CB-40 Zoning District.

This application has been postponed to the July 6, 2020 meeting.

3. #P20-08 Site Plan Application of 158 Washington, LLC, Applicant & Owner, relative to 158 Washington Avenue, (Map 73, Lot 33). Plan Entitled: Site Plan Application Submission, Proposed Bank, 158 Washington Avenue, Map 73, Lot 33, Town of North Haven, New Haven County, Connecticut. Prepared by: Langan CT, Inc. Dated: 2020-02-10. Scale: 1"=20'. CB-20 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino law firm, presented the application to permit the construction of a new, approximately 2,000 square feet, single story bank. The existing structure on the property is proposed to be demolished in its entirety.

Mr. David Gagnon, Civil Engineer of Langan Engineering, presented a site plan and described the site for the proposed Guilford Savings Bank. He stated that the building will be approximately 2,000 square feet and a drive through teller lane is proposed. Mr. Gagnon explained that the property will have a one way traffic circulation and he presented a drawing of the proposed building. He discussed the drainage plan and the comments of the Town staff, and Police. Mr. Giulietti and Mrs. Ranciato-Viele asked questions regarding the teller lane and the left turn barrier, and Mr. Gagnon answered.

Mr. Steven Inglese, applicant, spoke about the letter he received from the Police and Fire Departments regarding the project.

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

4. #P20-12 Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Site Plan of Property of 346 State Street, LLC, 346 State Street (Route 5), North Haven, Connecticut. Prepared by: CW International. Dated: March 3, 2020. Scale: 1"=20'. CB-40/R-20 Zoning Districts.

Mr. George Cotter, Engineer of CW International, presented the application to permit the construction of an approximately 3,500 square feet, single story addition to the rear, west side of this existing fitness facility. This building is the westernmost of the two (2) buildings on the property. The easternmost building is occupied by the State Street Café, which enjoys

the benefit of the State Street frontage. Mr. Cotter described the property, the drainage and lighting plans and explained the proposed planting plan. He stated that he reviewed the comments of the Town staff, Fire and Police, and has no issues with them. Mrs. Ranciato-Viele asked questions regarding the incompleteness of prior improvements to the site. Mr. Cotter responded to her questions and those of other Commissioners.

DELIBERATION SESSION:

8-24 REFERRAL:

1. #P20-13 Application of the Town of North Haven for a project to remove existing gasoline and diesel tanks, pumps and appurtenances and for the construction of a new fueling station and canopy.

Mr. Cummings moved to approve the 8-24 referral; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The 8-24 referral was approved.

PUBLIC HEARINGS: None

SITE PLANS:

3. #P20-08 Site Plan Application of 158 Washington, LLC, Applicant & Owner, relative to 158 Washington Avenue.

Mr. Cummings moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

4. #P20-12 Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street.

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

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

The application was continued.

OTHER: 2021 Meeting Dates

Mr. Giulietti moved to approve the 2021 Meeting Dates; Mr. Cummings seconded the motion. The Commission voted as follows:

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

The 2021 Meeting Dates were approved.

EXTENSIONS:

- #P20-01, 77 & 83 North Hill Road

Mr. Fredricksen discussed the request for one (90) ninety day extension for the application.

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

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

The extension was approved.

- #P19-25, 79T, 87, 87T, 91, 95 and 95 Warner Road

Mr. Fredricksen discussed the request for one (6) six month extension for the application.

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

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

The extension was approved.

ENFORCEMENT:

- 224 Quinnipiac Avenue

Mr. Fredricksen stated that a remediation plan was received and forwarded to the Zoning Enforcement Officer for evaluation. The Commission discussed the violation that occurred on the site and how to move forward by obtaining an acceptable plan from the owner, that would be generated by a licensed Landscaped Architect. Additionally, they are seeking input from Town Counsel relative to their legal options to stop the project. They would also like a representative from the Inland Wetlands Commission to visit the site.

CORRESPONDENCE:

- Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2020.
- Town of North Branford Text Amendment

The Correspondences were briefly discussed.

BONDS:

- 70 Blue Hills Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

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

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

The bond release was approved.

- 828 Thompson Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$143,463.00.

Mr. Giulietti moved to release the bond; Mr. Cummings seconded the motion. The Commission voted as follows:

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

The bond release was approved.

- 51 Middletown Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$4,000.00.

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

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

The bond release was approved.

- 500 Middletown Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for two bond releases.

Mr. Giulietti moved to continue the bond releases to the 6 July 2020 meeting; Mr. Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The bond release was continued.

CHANGES OF USE:

- 12 Corporate Drive

Ms. Melissa Lester spoke requesting a change of use from office to day services for individuals with disabilities.

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

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

The change of use was approved.

- 344 Washington Avenue

Ms. Carol Aspirelli spoke requesting a change of use from retail to a bakery.

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

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

- 8 Devine Street

Mr. Richard Lee spoke requesting a change of use from service to a clinical laboratory for the processing of animal specimens.

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

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

MINUTES:

- March 2, 2020

Mrs. Ranciato-Viele moved to approve the March 2, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

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

- May 18, 2020

Mrs. Ranciato-Viele moved to approve the May 18, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Wilson – aye Ranciato-Viele – aye Solimene – aye Williams – aye Weymann - aye

EXECUTIVE SESSION: None

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:14 PM.