

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

Minutes of the Planning & Zoning Commission meeting held on Monday, July 6, 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
Joseph M. Solimene, Alternate
Roderick Williams, Alternate
Paul J. Weymann, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Laura A. Magaraci, Zoning Enforcement Officer
Jennifer Coppola, Town Counsel
Pam Miller, Clerk

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 #P20-14 and #P20-14A have been postponed to the 3 August 2020 meeting.

PUBLIC HEARINGS: None

SITE PLANS:

1. #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.

Mr. Thomas Daly, Professional Engineer of Milone & MacBroom, presented the application intended to modify the Site Plan (#P19-21) approved by the Commission for this parcel on 1 July 2019. The principal differences between the plans are an approximately 50% reduction in the “new car inventory storage” area at the rear (easternmost) portion of the site and a reduction in the size of the proposed building from approximately 18,000 to 12,000 square feet. A Special Permit/Certificate of Location was approved for a Car Dealer’s License by the Zoning Board of Appeals on 17 May 2018 (#18-10). Mr. Daly explained the differences between the original plan and the new plan and discussed the new drainage plan. He stated that he reviewed the comments of the town staff and has no objections. Mr. Daly stated that sidewalks will be installed. The Commission asked questions and Mr. Daly responded.

2. #P20-12 Continuation of the 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 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 explained the revised plans which include the addition of landscaped islands at the end of rows of parking and trees at the rear property line. Mr. Fredricksen discussed the outstanding bond. The Commission asked questions and Mr. Cotter responded.

3. #P20-14 Site Plan Application of MD Property LLC, Applicant & Owner, relative to 15 Massimo Drive, (Map 35, Lot 5). Plan Entitled: Property Located at #15 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/30/20. Scale: 1”=30’. IG-80 Zoning District.

This application has been postponed to the 3 August 2020 meeting.

4. #P20-14A CAM Application of MD Property LLC, Applicant & Owner, relative to 15 Massimo Drive, (Map 35, Lot 5). Plan Entitled: Property Located at #15 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/30/20. Scale: 1”=30’. IG-80 Zoning District.

This application has been postponed to the 3 August 2020 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARINGS: None

SITE PLANS:

1. #P20-07 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue.

Mr. Giulietti moved to approve the application; Mr. Cummings 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.

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

Mr. Cummings moved to approve the application; Mr. Giulietti 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.

OTHER: None

EXTENSIONS: None

ENFORCEMENT:

- 224 Quinnipiac Avenue

Ms. Suzanne Schore, Professional Landscape Architect of Milone & MacBroom, Inc., explained the proposal to restore the buffer at the site and described the plant species proposed on the new plan. Mr. Giulietti asked a question regarding the tree heights and Ms. Schore responded. After discussion, the consensus of the Commission was that a taller buffer would be more suitable. The Commission asked the Landscape Architect to produce a new plan with taller trees where feasible. The Commission also requested that the applicant discuss the revised Landscaping Plan with the neighbors and that the neighbors be permitted to comment at the next meeting.

CORRESPONDENCE:

- ZEO Report

The ZEO report was briefly discussed.

BONDS:

- #P13-04 500 Middletown Avenue

The bond release request was continued to the 3 August 2020 meeting.

CHANGES OF USE: None

MINUTES: None

EXECUTIVE SESSION: None

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 8:33 PM.