

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

Minutes of the Planning & Zoning Commission meeting held on Monday, January 4, 2021 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Theresa Ranciato-Viele, Secretary

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:04 P.M. He then introduced the Commissioners and town staff. Mr. Carlson then proceeded to ask the Land Use Administrator, Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

PUBLIC HEARINGS:

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

1. #P20-25S Continuation of the Special Permit Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Resubdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.
2. #P20-25 Continuation of the Resubdivision Application of GBRSTORZ, LLC, Applicant & Owner, for eight (8) lots, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Re-subdivision of Anderson Sunnyside Farm, Land of

GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut.
Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.

The Commission elected to hear Applications #P20-25S and #P20-25 together.

Attorney Amy Blume presented the applications intended to permit the subdivision of this approximately 14 acre property into eight (8) single family residential building lots. These applications were continued from the 7 December 2020 meeting so that the Stormwater Inspection and Maintenance Plan could be reviewed.

Attorney Jennifer Coppola, Town Counsel, discussed proposed recommendations for conditions of approval.

Mr. Carlson asked for public comment.

1. Mary White - 67 Summer Lane asked questions about the parties responsible for maintenance.

Ms. Blume addressed the Public Comment.

The Commission requested to keep the Public Hearing open and continue it to the 1 February 2021 meeting.

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

3. #P20-37S Continuation of the Special Permit Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Proposed Change of Use, 37 Nettleton Ave., North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 11.06.2020. Scale: 1"=40'. IL-30 Zoning District.
6. #P20-37 Continuation of the Site Plan Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Proposed Change of Use, 37 Nettleton Ave., North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 11.06.2020. Scale: 1"=40'. IL-30 Zoning District.

The Commission elected to hear Applications #P20-37S and #P20-37 together.

Mr. James Rotondo, Professional Engineer with Godfrey, Hoffman, and Hodge, presented the Application to permit the change of use of approximately 1,700 square feet of this building from office/storage for Executive Landscaping to winemaking with a tasting room.

Kristen Parsons, business owner, explained the hours of operations and discussed the proposed tasting room.

The Commission asked questions and Mr. Rotondo and Ms. Parsons responded.

Mr. Carlson asked for public comment.

1. Michael Gray - 32 Nettleton spoke in opposition to the application. He is concerned with traffic, noise, and the hours of operation.
2. Mary White - 67 Summer Lane asked questions about music, noise, and the proposed limitations.

Ms. Parsons addressed the public comment.

The Commission requested to keep the Public Hearing open and continue it to the 1 February 2021 meeting.

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

4. #P20-39 Application of Desiree Savo, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 3.2.1.10 to permit “private health and wellness centers” in Office “O” Zoning Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney Dennis Ceneviva of the Ceneviva Law Firm, presented the application to permit “private health and wellness centers specializing in permanent and semi-permanent cosmetics and scar camouflage” in Office “O” Zoning Districts. He discussed letters of support that were submitted.

Desiree Savo, applicant, explained her current business and stated that she is proposing to move from Wallingford to North Haven. She then gave an overview of the services that she provides to her clients.

The Commission asked questions and Ms. Savo and Attorney Ceneviva responded.

Mr. Carlson asked for public comment.

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

Mr. Cummings read the call for the last Public Hearing:

5. #P20-40S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1.) of 110 Republic Drive Associates, LLC, Applicant & Owner, relative to 110 Republic Drive, (Map 35, Lot 12). Plan Entitled: Proposed Warehouse Use, 110 Republic Drive, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 12.08.2020. Scale: 1”=40’. IG-80 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey, Hoffman, and Hodge, presented the site plan to permit the issuance of a Certificate of Location for a warehouse use for a beer distributor. He stated that no retail sales are proposed.

Mr. Richard Cuomo, applicant, answered a question of the Commission regarding the location of the proposed Craft Beer warehouse.

The Commission asked questions and Mr. Rotondo responded.

Mr. Carlson asked for public comment.

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

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mr. Cummings seconded the motion. All were in favor.

PUBLIC HEARINGS:

1.#P20-25S Continuation of the Special Permit Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was continued to the 1 February 2021 meeting.

2. #P20-25 Continuation of the Resubdivision Application of GBRSTORZ, LLC, Applicant & Owner, for eight (8) lots, relative to 318 Kings Highway.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was continued to the 1 February 2021 meeting.

3. #P20-37S Continuation of the Special Permit Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was continued to the 1 February 2021 meeting.

4. #P20-39 Application of Desiree Savo, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 3.2.1.10 to permit “private health and wellness centers” in Office “O” Zoning Districts. The proposed amendment is on file in the

Land Use Office and in the Office of the Town Clerk.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

5. #P20-40S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1.) of 110 Republic Drive Associates.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

SITE PLANS:

6. #P20-37 Continuation of the Site Plan Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was continued to the 1 February 2021 meeting.

OTHER: None

EXTENSIONS: None

ENFORCEMENT: None

CORRESPONDENCE:

- ZEO Report
- Rental Housing Discussion

The Correspondence was briefly discussed.

BONDS: None

CHANGES OF USE:

- 87A State Street

Mr. Fredricksen explained the applicants change of use request from service to retail/manufacturing.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann - aye

The change of use was approved.

- 1870 Hartford Turnpike

Ms. Aja Bogan, requested a change of use from service to personal training.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann - aye

The change of use was approved.

MINUTES:

- December 7, 2020

Mr. Cummings moved to approve the November 9, 2020 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann - aye

ADJOURN:

There being no further business, Mr. Wilson moved to adjourn; Mr. Weymann seconded the motion. The meeting was adjourned at 9:33 PM.