

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

Minutes of the Planning & Zoning Commission meeting held on Monday, June 7, 2021 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
Paul J. Weymann, Alternate

MEMBERS ABSENT:

Joseph M. Solimene, Alternate

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 7:02 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:

Mrs. Ranciato-Viele read the call for the Public Hearing:

1. #P21-14S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Torito North Haven LLC, Applicant, North Haven Holdings Limited Partnership, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2). Plan Entitled: ALTA/ACSM Land Title Survey. Prepared by: JMC Site Development Consultants, LLC. Dated: 10/25/2004, rev. 07/30/2014. Scale: 1"=60'. IL-80 Zoning District.

Attorney James Rock of Cheshire, presented the application to permit the issuance of a Certificate of Location for a liquor permit for a new restaurant at 100 Universal Drive North.

This proposed restaurant does not require Site Plan Approval, because it does not represent a change of use. Attorney Rock stated that the applicant proposes to open a Mexican Restaurant in the space that was previously a Ruby Tuesday Restaurant.

Mr. Carlson asked for public comment.

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

SITE PLANS:

2. #P21-06 Site Plan Application of John Cifarelli, Applicant, JPK Unlimited LLC, Owner, relative to 97 Defco Park, (Map 95, Map 27). Plan Entitled: Site Development Plan, #97 Defco Park Road, North Haven, Connecticut, 06473. Prepared by: Criscuolo Engineering LLC. Dated: 2/19/2021 rev. 6/1/2021. Scale: 1"=30'. IL-80 Zoning District.

Mr. James Pretti, Engineer with Criscuolo Engineering, presented the application to permit site modifications at 97 Defco Park Road. Proposed improvements include modifications to the loading dock area as well as storm water quality and landscaping improvements. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Approval for this application on 26 May 2021 (#I21-07). Mr. Pretti presented the site plan and discussed the proposed modifications and stated that the applicant is requesting a waiver of the sidewalk requirement.

The Commission asked questions and Mr. Pretti responded.

3. #P21-09 Continuation of the Site Plan Application of Twelve Percent, LLC, Applicant, 450 Sackett Point Associates, LLC, Owner, relative to 341 State Street, (Map 35, Lot 25). Plan Entitled: Proposed Patio, 341 State Street, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 03.23.2021. Scale: 1"=20'. IL-30 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman Hodge, LLC presented the application to permit an approximately 35' x 80' outdoor seating area on the north side of the Twelve Percent Brewery. He presented the site plan and explained the changes made to the previous plan. Mr. Rotondo then discussed the bollards proposed for the edge of the patio.

The Commission asked questions and Mr. Rotondo responded.

4. #P21-12 Site Plan Application of Joseph Gambardella, Applicant, Salvatore Gagliardi & Joseph Gambardella, Owners, relative to 125 Quinnipiac Avenue, (Map 11, Lot 45). Plan Entitled: Proposed Change of Use, 125 Quinnipiac Avenue, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 04.08.2021. Scale: 1"=20'. CB-20/R-20 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman Hodge, LLC presented the application to permit the change of use from a utility service use to a business office for a plumbing contractor. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral on 26 May 2021 (#I21-05). Mr. Rotondo presented the site plan and stated that the applicant is proposing to add 3 new parking spaces and to extend the

sidewalk. He discussed the Landscaping Plan and stated that the applicant is requesting a waiver of the sidewalk requirement.

The Commission asked questions and Mr. Rotondo responded.

5. #P21-15 Site Plan Application of John Zyrlis for TPA Design Group, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road, (Map 3, Lots 7 & 10 and Map 6, Lots 26, 28, & 29). Plan Entitled: Proposed Degasser Building Addition for Medtronic, 60 Middletown Avenue, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: April 26, 2021, revised May 3, 2021. Scale: 1"=20'. IL-30 Zoning District.

6. #P21-15A CAM Application of John Zyrlis for TPA Design Group, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road, (Map 3, Lots 7 & 10 and Map 6, Lots 26, 28 & 29). Plan Entitled: Proposed Degasser Building Addition for Medtronic, 60 Middletown Avenue, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: April 26, 2021, revised May 3, 2021. Scale: 1"=20'. IL-30 Zoning District.

The Commission elected to hear Applications #P21-15 and #P21-15A together.

Mr. John Zyrlis, with TPA Design Group in New Haven, presented the application to permit an approximately 2,300 square feet, single story addition to the main manufacturing building on this manufacturing campus to contain a degasser unit. He discussed the proposed addition and changes to the drainage system. Mr. Zyrlis then stated that he reviewed the comments of the town staff and has no issues.

The Commission asked questions and Mr. Zyrlis responded.

7. #P21-16 Site Plan Application of Velez, LLC, Applicant & Owner, relative to 30 Broadway, (Map 66, Lot 99). Plan Entitled: Proposed Patio, Ludal's Italian Restaurant, 28-34 Broadway, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 05.07.2021. Scale: 1"=10'. CA-20 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman Hodge, LLC presented the application to permit an approximately 23' x 90' permanent outdoor seating area at Ludal's Restaurant. He presented the site plan and explained the changes proposed for the site.

The Commission asked questions and Mr. Rotondo responded.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P21-14S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Torito North Haven LLC, Applicant, North Haven Holdings Limited Partnership, Owner, relative to 100 Universal Drive North.

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

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

The application was approved with appropriate conditions.

SITE PLANS:

2. #P21-06 Site Plan Application of John Cifarelli, Applicant, JPK Unlimited LLC, Owner, relative to 97 Defco Park.

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

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

The application was approved with appropriate conditions.

3. #P21-09 Continuation of the Site Plan Application of Twelve Percent, LLC, Applicant, 450 Sackett Point Associates, LLC, Owner, relative to 341 State Street.

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

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

The application was approved with appropriate conditions.

4. #P21-12 Site Plan Application of Joseph Gambardella, Applicant, Salvatore Gagliardi & Joseph Gambardella, Owners, relative to 125 Quinnipiac Avenue.

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

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

The application was approved with appropriate conditions.

5. #P21-15 Site Plan Application of John Zyrlis for TPA Design Group, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road.

Mrs. Ranciato-Viele 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.

6. #P21-15A CAM Application of John Zyrilis for TPA Design Group, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road.

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.

7. #P21-16 Site Plan Application of Velez, LLC, Applicant & Owner, relative to 30 Broadway.

Mr. Giulietti moved to approve the application; Mrs. Ranciato-Viele 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:

- #P19-31, 319 Washington Avenue

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

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

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

The extension was approved.

ENFORCEMENT: None

CORRESPONDENCE:

- ZEO Report

- Town of North Branford-Adjacent Municipality Application Notice

The Correspondence was briefly discussed.

BONDS:

- #P06-25, 828 Thompson Street (*continued from 4/5/21*)

The bond release was continued to the 12 July 2021 meeting.

- #P18-97, 224 Quinnipiac Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$10,000.00.

Mr. Giulietti moved to approved the bond release; 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.

CHANGES OF USE:

- 1899 Hartford Turnpike

Ms. Stephanie LeFrancois spoke requesting a change of use from retail to an offsite catering facility (no outdoor storage permitted).

Mr. Giulietti 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

The change of use was approved.

- 34 Middletown Avenue

Ms. Nelly Rios spoke requesting a change of use from retail to Smoothie & Tea Bar.

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

The change of use was approved.

MINUTES:

- May 3, 2021

Mrs. Ranciato-Viele moved to approve the May 3, 2021 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Wilson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 9:20 PM.