

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

Minutes of the Planning & Zoning Commission meeting held on Monday, July 12, 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 7:03 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:

The Commission elected to hear Applications #P20-38S and #P20-38 together.

1. #P20-38S Continuation of the Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.

2. #P20-38 Continuation of the Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.

Opposing Public Comment continued from the 15 June 2021 meeting.

1. Attorney John Parese, with Parrett, Porto, Parese, and Colwell of Hamden, representing property owners at 5200 Ridge Road, presented a map of the site and stated that the project is inappropriate and too ambitious for the site. Attorney Parese then presented photos displaying views of 5100 Ridge from the neighboring properties.
2. Brian Miller, Planning Consultant of the Miller Planning Group, presented charts and described the lot coverage of the proposed building.
3. Clint Brown, Professional Engineer with Loureiro Engineering, stated that it is not possible to widen the road as proposed.
4. John Acanpora of 5036 Ridge Road, spoke in opposition to the application and stated that the project is inappropriate for the site.
5. Johanne Mangi of 5061 Ridge Road, spoke in opposition to the application. She feels that the addition of the school to the neighborhood, would devalue her home.
6. Michael Martucci of Hamden is concerned that the traffic volume would increase and present a danger to the neighborhood. He is in opposition to the application.
7. Albert Perrino of 5051 Ridge Road spoke in opposition and stated that the property is too small and the project is incompatible with the neighborhood.
8. Dr. Harold Kaplan of 5005 Ridge Road is concerned with property values and stated that the town already has great schools.
9. Letter read in by Attorney Parese – John Sinard of 4421 Outer Ridge Road is in opposition and feels that the application is contrary to the town's Plan of Conservation and Development.
10. Letter read in by Attorney Parese – Scott Schatzlein of 19 Lancelot Drive is concerned with this use in a residential zone. He is in opposition to the application and feels that the roadway is not suitable.
11. Calvin DeMarsilis of 311 Hogan Road in Hamden, opposes this location for the Upper School.

12. Jim Reilly of 4500 Ridge Road stated that the location is inappropriate for the project. He is concerned with a potential for negative impact and an increase in traffic.
13. Margaret Miner with Rivers Alliance in Litchfield is concerned with the quality of the state's drinking water and protecting the Mill River.
14. Alicea Charamut with Rivers Alliance is concerned with the head waters and the aquifer protection area.
15. Maria Acanpora of 5600 Ridge Road is concerned with the impact on her property and the entire neighborhood.
16. Ken Henrici of 27 Regency Drive spoke in opposition to the application. He stated that the character of the area would decline.
17. Bonnie Byers of 300 Hogan Road in Hamden, opposes this location for the Upper School.
18. Dr. Richard Mangi of 5061 Ridge Road, opposes this location for this project.
19. Ross Lanius of 4200 Ridge Road, spoke in opposition to the application.
20. Mary Mushinsky, spoke in opposition to the application. She is concerned with the amount of the impervious surface and with protecting the head waters.

The Commission asked questions and Attorney Lee, Attorney Parese and Mr. LoMonte responded.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #P20-38S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road.

The application was continued to the 2 August 2021 meeting.

SITE PLANS:

2. #P20-38 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road.

The application was continued to the 2 August 2021 meeting.

OTHER: None

EXTENSIONS:

- P11-39, 290 Washington Avenue

Ms. Jeanne Lewis of the North Haven Fair Association discussed the request for an extension to the application to construct sidewalks and explained the progress made since the last meeting.

The Commission asked questions and Ms. Lewis responded.

The extension request was continued to the 2 August 2021 meeting.

CORRESPONDENCE: ZEO report

BONDS: None

CHANGES OF USE: None

MINUTES:

- June 15, 2021

Mr. Cummings moved to approve the June 15, 2021 meeting minutes; Mrs. Ranciato-Viele 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, Mrs. Ranciato-Viele moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 10:07 PM.