

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

Minutes of the Planning & Zoning Commission meeting held on Monday, November 8, 2021 via Zoom videoconference, at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
James J. Giuliatti  
Brian Cummings  
Roderick Williams, Alternate, sitting  
Paul J. Weymann, Alternate, sitting

**MEMBERS ABSENT:**

Richard E. Wilson, Vice-Chairman  
Theresa Ranciato-Viele, Secretary  
Joseph M. Solimene, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Jennifer Coppola, Town Counsel  
Pam Miller, Clerk  
Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:02 P.M. He 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. Otunba-Payne read the call for the Public Hearing:

1. #P21-28 Subdivision Application of Timberwood Homes, LLC., Applicant, 355 Coe, LLC, Owner, for two (2) lots, relative to 245 Spring Road, (Map 38, Lot 52). Plan Entitled: Property & Topographic Survey, Land Now or Formerly 355 Coe, LLC, 245 Spring Road, North Haven, Connecticut. Dated: Sept. 23, 2021. Scale: 1"=20'. R-20 Zoning District.

Mr. George Cotter, Professional Engineer, presented the application to permit the subdivision of this approximately 1.09 acre parcel into two (2) residential building lots. The existing house on the property would remain on lot #1. He described the parcel and stated that he has no issues with the comments of the town staff.

The Commission asked questions and Mr. Cotter responded.

Mr. Carlson asked for public comment.

There being no public comment, the Public Hearing was closed.

**SITE PLANS:**

2. #P21-26 Site Plan Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.
3. #P21-26A CAM Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.

The Commission elected to hear applications #P21-26 and #P21-26A together.

Attorney Joseph Porto, with Parrett Porto Parese & Colwell in Hamden, presented the applications seeking approval for changes of use and for outdoor storage. He gave an overview of the site and presented the site plan. Attorney Porto stated that the applicants are requesting the outside storage of materials and vehicles.

Ronald Bomengen, Professional Engineer with Fuss & O'Neill, described the location of the wetlands.

Attorney Porto answered the questions of the Commission and asked to continue the application to the 6 December 2021 meeting to allow for further cleanup of the property.

4. #P21-27 Site Plan Application of Roberth A. Tapia, Applicant, MDC Coastal 9, LLC, Owner, relative to 409 Washington Avenue, (Map 90, Lot 6). Plan Entitled: BDL3 Additional Trailer Parking, 409 Washington Ave, Town of North Haven, Connecticut. Prepared by: Langan CT, Inc. Dated: 10/05/21. Scale: 1"=30'. IL-80 Zoning District.

Brian Phillips, Professional Engineer with Langan Engineering, presented the application to permit the expansion of the existing Amazon trailer parking area. Permanent fencing is

proposed to separate the two parking areas and 24 landscaped islands are proposed to be removed to accommodate the trailer/truck function. He presented the site plan and answered questions from the Commission.

5. #P21-29 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.
6. #P21-29A CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

The Commission elected to hear applications #P21-29 and #P21-29A together.

Attorney Jeffrey Bausch, with Updike, Kelly & Spellacy, presented the applications to permit the construction of a new 14,000 square feet, single story building to be used as a trucking facility. The applicant also proposes the outdoor storage of vehicles, construction equipment, construction material and asphalt millings.

Chris Gagnon, with BL Companies, presented the site plan and discussed improvements made previously to the site. He then described the proposed project, including a Landscaping Plan, and Storm Water Management Plan.

John Mancini, Professional Engineer with BL Companies, discussed a prior approval letter for the property from 2010.

The Commission asked questions and Mr. Bausch and Mr. Gagnon responded. Mr. Bausch then asked to continue the application to the 6 December 2021 meeting.

#### **DELIBERATION SESSION:**

#### **PUBLIC HEARINGS:**

1. #P21-28 Subdivision Application of Timberwood Homes, LLC., Applicant, 355 Coe, LLC, Owner, for two (2) lots, relative to 245 Spring Road.

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

Carlson – aye Giuliatti – aye Cummings – aye Williams – aye Weymann – aye

The application was approved with appropriate conditions.

**SITE PLANS:**

2. #P21-26 Site Plan Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Weymann – aye

The application was continued to the 6 December 2021 meeting.

3. #P21-26A CAM Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road.

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

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

The application was continued to the 6 December 2021 meeting.

4. #P21-27 Site Plan Application of Roberth A. Tapia, Applicant, MDC Coastal 9, LLC, Owner, relative to 409 Washington Avenue.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Weymann – aye

The application was approved with appropriate conditions.

5. #P21-29 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Weymann – aye

The application was continued to the 6 December 2021 meeting.

6. #P21-29A CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Weymann – aye

The application was continued to the 6 December 2021 meeting.

**OTHER:**

- 165 Washington Avenue, Tree Assessment (continued from 10-4-21)

The request was continued to the 6 December 2021 meeting.

- Discussion of recent legislation with Commission’s Counsel

Jennifer Coppola, Town Counsel briefly discussed recent legislation.

**EXTENSIONS:** None

**CORRESPONDENCE:**

- ZEO Report
- Town of Wallingford-Zoning Amendment
- Open Communities Alliance Cover Letter-October 19, 2021
- Open Communities Alliance-Zoning for Equity-June, 2021

The Correspondence was briefly discussed.

**BONDS:**

- #P20-23, 475 Washington Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$3,500.00.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Weymann – aye

The bond release was approved.

- #P04-37, 10 Blue Hills Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release and stated that the conditions have not been met.

**CHANGES OF USE:**

- 1899 Hartford Turnpike

Mr. Fredricksen, Land Use Administrator, stated that the request will be heard at the 6 December 2021 meeting.

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

Carlson – aye Giuliatti – aye Cummings – aye Williams – aye Weymann – aye

The change of use was continued.

- 10 Broadway

Mr. Paul Brandt is requesting a change of use from office to a wellness salon (service).

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

Carlson – aye Giuliatti – aye Cummings – aye Williams – aye Weymann – aye

The change of use was approved.

- 565 Washington Avenue

Ms. Jessica Palmieri, requested a change of use from office to a barber shop (service).

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

Carlson – aye Giuliatti – aye Cummings – aye Williams – aye Weymann – aye

The change of use was approved.

**MINUTES:**

- October 4, 2021

Mr. Weyman moved to approve the October 4, 2021 meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Williams – aye

**ADJOURN:**

There being no further business, Mr. Giulietti moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 10:15 PM.