

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

Minutes of the Planning & Zoning Commission meeting held on Monday, March 1, 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, acting Secretary  
Roderick Williams, Alternate  
Paul J. Weymann, sitting

**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 7:05 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 application #P20-38S, #P20-38, #P20-05S, and #P21-05 have been postponed to the 5 April 2021 meeting.

**PUBLIC HEARINGS:**

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

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

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.

Mrs. Jennifer Coppola, Town Counsel, stated that the Stormwater Inspection and Maintenance Plan was reviewed by the Commission and the Town Staff. She gave an overview of the plan and answered questions from the Commission.

Mr. Carlson asked for public comment.  
There being no public comment, the public hearings were closed.

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

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

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.
9. #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.

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 to winemaking with a tasting room. He discussed the revised plan and summarized the changes.

The Commission asked questions and Mr. Rotondo responded.

Mr. Carlson asked for public comment.

1. Mary White of Summer Lane spoke in favor of the application.
2. Michael Gray of 32 Nettleton spoke in favor of the application.

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

4. #P20-38S 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.

This application has been postponed to the April 5, 2021 meeting.

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

The Commission elected to hear Applications #P21-01S and #P21-01 together.

5. #P21-01S Special Permit Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue, (Map 85, Lot 27 & Map 90, Lot 61). Plan Entitled: Site Plan and Special Permit Application Submission to Planning and Zoning, Proposed Upper Washington Multi-Use Development, 404 & 412 Washington Avenue (CT Route 5), North Haven, CT. Prepared by: BL Companies. Dated: January 8, 2021. Scale: 1"=40'. CB-40 & R-12 Zoning Districts.
  
11. #P21-01 Site Plan Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue, (Map 85, Lot 27 & Map 90, Lot 61). Plan Entitled: Site Plan and Special Permit Application Submission to Planning and Zoning, Proposed Upper Washington Multi-Use Development, 404 & 412 Washington Avenue (CT Route 5), North Haven, CT. Prepared by: BL Companies. Dated: January 8, 2021. Scale: 1"=40'. CB-40 & R-12 Zoning Districts.

Mr. John Schmitz, Engineer with BL Companies, presented the applications intended to permit the redevelopment of these two properties, into two properties that would contain a Connex Credit Union, and a three story, multi-family residential housing building containing 88 residential units. Mr. Schmitz, presented the site plan and described the parking, the storm water system and the landscaping plan.

Mr. Dennis Klemenz, with Connex Credit Union gave an overview of the application and the Connex Credit Union business.

Mr. Ray Sullivan, Architect, with the Sullivan Architectural group in Milford, CT, presented drawings of the proposed development. He stated that the Fire Chief's requirements have been met.

Mr. Michael Dion, Traffic Engineer with BL Companies, explained the Traffic Impact Study.

The Commission asked questions and Mr. Schmitz & Mr. Dion responded.

Mr. Carlson asked for public comment.

1. Clint Walker of 28 Robin Court asked questions about the traffic study.
2. Danielle Walker of 28 Robin Court stated her concerns regarding dumpsters.
3. Mary White of Summer Lane asked questions regarding parking, lighting and plantings.

Mr. Schmitz addressed the public comment.

There being no further public comment, the public hearing was continued.

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

The Commission elected to hear Applications #P21-02S and #P21-02 together.

6. #P21-02S Special Permit Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT. 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020, last revised: January 8, 2021. Scale: 1"=40'. EH Zoning District.
12. #P21-02 Site Plan Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT. 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020, last revised: January 8, 2021. Scale: 1"=40'. EH Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the applications to permit the development of these two (2) properties, that total approximately 12.8 acres combined, as an elderly housing facility. He updated the Commission on the history of prior approvals and explained the project.

Mr. Ryan McEvoy, Professional Engineer with SLR Consulting in Cheshire, presented the site map of the two parcels. He described the proposed plan and discussed traffic, utilities, landscaping and the drainage plan.

Mr. Ray Sullivan, Architect with the Sullivan Architectural group in Milford, CT, presented drawings of the residential buildings, club house and floorplan.

The Commission asked questions and Mr. Sullivan responded.

Mr. Carlson asked for public comment.

1. Scott Morrow of 34 Bassett Road asked questions about lighting and the sewer system.

Mr. McEvoy addressed the public comment.

There being no further public comment, the public hearing was continued.

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

7. #P21-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of North Haven LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue, (Map 85, Lot 6). Plan Entitled: Improvement Location Survey, "As-Built", Land of TFJA, LLC, Located at #323 Washington Avenue, North Haven, Connecticut. Prepared by: Winterbourne Land Services. Dated: June 30, 2006, rev. 2-8-07. Scale: 1"=30'. IL-30 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino law firm, presented the application intended to permit the change of ownership of this existing retail liquor store, approved by the Commission on 14 November 2005 (#P06-23). Mr. Pellegrino stated that the applicant is proposing to purchase the retail liquor store from the current owners.

Mr. Carlson asked for public comment.

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

8. #P21-05S Special Permit Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street, (Map 51, Lot 3). Plan Entitled: Survey Map, 202 State St, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: January 06, 2021, rev. January 21, 2021. Scale: 1"=40'. CB-40 & O-12 Zoning Districts.

This application has been postponed to the April 5, 2021 meeting.

#### **SITE PLANS:**

10. #P20-38 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.

This application has been postponed to the April 5, 2021 meeting.

13. #P21-03 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Location Survey, Approved Site Plan (P20-31), Land of #355 Washington Avenue, LLC, #355 Washington Avenue, North Haven, Connecticut. Prepared by: Juliano Associates. Dated: 09/16/20. Scale: 1"=20'. IL-30 Zoning District.

Mr. Matthew Niski, Engineer with Juliano Associates, presented the application intended to modify the approval for application #P20-31, granted by the Commission on 9 November 2020, by adding twenty (20) outdoor storage racks for cylinderized gas tanks on the western portion of the site. He stated that the racks were the only changes made to the site plan and that the Fire Marshall has signed off on the changes.

The Commission asked questions and Mr. Niski responded.

14. #P21-05 Site Plan Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street, (Map 51, Lot 3). Plan Entitled: Survey Map, 202 State St, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: January 06, 2021, rev. January 21, 2021. Scale: 1"=40'. CB-40 & O-12 Zoning Districts.

This application has been postponed to the April 5, 2021 meeting.

**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 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.

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 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.

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

Mr. Cummings moved to approve 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 approved with appropriate conditions.

5. #P21-01S Special Permit Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue.

Mrs. Ranciato-Viele moved to continue 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 continued to the 5 April 2021 meeting.

6. #P21-02S Special Permit Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road.

Mrs. Ranciato-Viele moved to continue 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 continued to the 5 April 2021 meeting.

7. #P21-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of North Haven LLC, Applicant, TFJA LLC, Owner, relative to 323 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.

#### **SITE PLANS:**

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

Mr. Giulietti moved to approve 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 approved with appropriate conditions.

11. #P21-01 Site Plan Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue.

Mrs. Ranciato-Viele moved to continue 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 continued to the 5 April 2021 meeting.

12. #P21-02 Site Plan Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road.

Mrs. Ranciato-Viele moved to continue 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 continued to the 5 April 2021 meeting.

13. #P21-03 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue.

Mr. Cummings 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:**

- # P11-39, 290 Washington Avenue

Mr. Fredricksen discussed the extension request and the Commission discussed continuing the request until the 5 April 2021 meeting to allow the applicant to attend and provide more information.

Mr. Giulietti moved to continue the extension request and to request that the Fair Association attend the next meeting to explain why the extension is needed. Mrs. Ranciato-Viele seconded the motion.

The Commission voted as follows:

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

The extension was continued to the 5 April 2021 meeting.

- #P19-31, 319 Washington Avenue

Mr. Fredricksen discussed the request for one (6) six month extension for the application. Mr. Giulietti recused himself from this matter.

Mr. Cummings moved to approve the extension. Mr. Wilson seconded the motion.



The Commission voted as follows:

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

The extension was approved.

**ENFORCEMENT:** None

**CORRESPONDENCE:**

- ZEO Report
- CT Federation of Planning and Zoning Agencies-Winter 2021

The Correspondence was briefly discussed.

**BONDS:**

- #P20-21, 9-11 Defco Park Road

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

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

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

The bond release was approved.

- #P15-05, 87 North Hill Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$50,000.00.

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

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

The bond release was approved.

- #P06-25, 828 Thompson Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$100,000.00.

Mr. Giulietti moved to continue the bond release in order to allow the condominium association to speak to the matter; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The bond release was continued to the 5 April 2021 meeting.

**CHANGES OF USE:**

- 24 Church Street

Ms. Desiree Savo, requested a change of use from retail to a health/wellness facility (service).

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

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

The change of use was approved.

- 67 Defco Park Road

Mr. Fredricksen explained the applicant's change of use request from storage to manufacturing.

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

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

The change of use was approved.

**MINUTES:**

- January 4, 2021

Mr. Giulietti moved to approve the January 4, 2021 meeting minutes; Mr. Cummings 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. Weymann moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 10:59 PM.