

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

Minutes of the Planning & Zoning Commission meeting held on Monday, August 2, 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 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.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, gave an overview of the application and stated that additional information was submitted to the Commission. He explained sight lines, building coverage and relocation of the driveway entrance. Mr. Lee then discussed parking, and previous church uses on the property.

Mr. David Sullivan, Professional Engineer with SLR Consulting, explained the traffic study and discussed sight lines and proposed parking spaces.

Mr. R. Bruce Hunter, Property Appraiser of Hunter Associates in Farmington, discussed his impact report, property values and answered questions from the Commission.

Attorney John Parese, with Parrett, Porto, Parese, and Colwell of Hamden, representing property owners at 5200 Ridge Road, spoke about permitted uses in this Residential Zone.

Mr. Carlson asked for public comment in opposition to the application.

1. Stephen Maura of 380 Mansfield Road spoke in opposition and discussed property values.
2. Calvin DiMarselis of 311 Hogan Road in Hamden, spoke in opposition. He is concerned with the project's potential negative impact on well water.

The Commission asked questions and Mr. Lee and Mr. Parese responded.

#### **SITE PLANS:**

The Commission elected to hear Applications #P21-17A and #P21-17 together.

3. #P21-17 Site Plan Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020; rev. 7/2/21. Scale: 1"=20'. IG-80 Zoning District.
4. #P21-17A CAM Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020; rev. 7/2/21. Scale: 1"=20'. IG-80 Zoning District.

Mr. James Pretti, Engineer with Criscuolo Engineering presented the applications to modify applications #P20-28 & #P20-28A, approved by the Commission on 7 December 2020. Mr. Pretti presented the previously approved site plan and described the proposed changes. The modification being proposed is to add additional pavement to accommodate the outdoor storage of trucks.

The Commission asked questions and Mr. Pretti 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.

Mr. Giulietti moved to continue 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 continued to the 24 August 2021 Special Meeting.

**SITE PLANS:**

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

Mr. Giulietti moved to continue 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 continued to the 24 August 2021 Special Meeting.

3. #P21-17 Site Plan Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive.

Mr. Giulietti moved to approve the application but with a limitation of twenty (20) vehicles to be stored outside; 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.

4. #P21-17A CAM Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive.

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:**

- #P21-06, 97 Defco Park Road

Mr. James Pretti, Engineer with Criscuolo Engineering presented the request to permit the addition of steel ramps to eliminate the grading in the rear parking lot.

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

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

The request was approved.

- #P21-08S & #P21-08, 80 Old Broadway

Mr. George Kotter presented the request for modifications to the parking area and simplification of the drainage system.

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

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

The request was approved.

**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.

Mr. Giulietti moved to approve an extension to November 30, 2021, but requiring the Association to attend the December 6, 2021 meeting if the work is not completed; Mr. Cummings seconded the motion. The Commission voted as follows:

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

The extension request was approved.

- #P20-14, 15 Massimo Drive

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

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

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

The extension request was approved.

### **CORRESPONDENCE:**

- 2022 Meeting Dates

Mr. Giulietti moved to approve the 2022 Meeting Dates; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The 2022 Meeting Dates were approved.

### **BONDS:**

- #P06-25, 828 Thompson Street

The Bond release was continued until the developer and the condominium association have something to report.

### **CHANGES OF USE:**

- 1899 Hartford Turnpike

The Change of Use was continued to the 13 September 2021 meeting.

- 44 State Street

Mrs. Mary Coppa-Harding is requesting a change of use from office to an esthetics salon (service).

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Giulietti 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:**

- June 7, 2021

Mr. Wilson moved to approve the June 7, 2021 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

- July 15, 2021

Mr. Cummings moved to approve the June 15, 2021 meeting minutes; Mr. Wilson 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. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:42 PM.