

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

Minutes of the Planning & Zoning Commission meeting held on Tuesday, August 24, 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. Giuliatti
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 7:01 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.

Mr. Timothy Lee, Attorney with Fasano, Ippolito & Lee of New Haven, CT representing the applicant, briefly gave an overview of the items discussed at the last meeting.

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

Attorney John Parese, with Parrett, Porto, Parese, and Colwell of Hamden, representing property owners at 5200 Ridge Road, responded to Mr. Hunter's appraisal report, provided at the 2 August meeting, and summarized reasons why he and his clients are opposed to the application.

Dan O'Neill, Traffic Engineer, discussed his traffic study and addressed question of the Commission from the 2 August meeting. He presented photos of area intersections and discussed sight lines.

John Acanpora of 5036 Ridge Road, spoke in opposition to the application and described his concerns.

Attorney Parese discussed his concerns and objections to the application. He stated that the application is too ambitious for the neighborhood.

There being no further public comment in opposition, Attorney Lee gave his presentation, responding to the opposition.

Mr. David Sullivan, Professional Engineer with SLR Consulting, answered questions from Attorney Lee regarding sight lines and traffic trips.

Mr. R. Bruce Hunter, Property Appraiser of Hunter Associates in Farmington, answered questions from Attorney Lee regarding property values. Mr. Hunter described how property values are computed and gave his feedback on Mr. LoMonte's report.

Attorney Timothy Hollister, with Hinckley, Allen, & Snyder, gave his analysis of the application. He stated that there is no basis for denial and commented on previous statements presented during the past meetings.

The Commission asked questions and Attorney Lee, Attorney Parese, Mr. O'Neil, and Mr. Sullivan responded.

Julie Mountcastle with the Slate School, and residing at 109 Ridgewood Avenue, stated that the Upper School will be a good neighbor and will fit beautifully on the site. She then thanked the Commission.

Attorney Lee, thanked the commission for hearing the applications and stated that the project will not negatively affect the property values in the neighborhood and hopes that the Commission will vote to approve.

Mr. Carlson then closed the Public Hearing.

DELIBERATION SESSION:

PUBLIC HEARING:

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

Closed the Public Hearing and continued to the 13 September 2021 meeting the deliberations for the Special Permit Application.

SITE PLAN:

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

Closed the Application and continued to the 13 September 2021 meeting the deliberations for the Site Plan Application

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: ZEO report

BONDS: None

CHANGES OF USE: None

MINUTES:

- August 2, 2021

Continued to the 13 September 2021 meeting.

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:40 PM.