

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

Minutes of the Planning & Zoning Commission meeting held on Monday, December 7, 2020 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  
Joseph M. Solimene, Alternate  
Roderick Williams, Alternate  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

**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 first Public Hearing:

1. #P20-25S 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 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.

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

Attorney Amy Blume presented the applications intended to permit the subdivision of this approximately 14 acre property into eight (8) single family residential building lots.

Mr. John Wagenblatt, Licensed Land Surveyor with LRC Group in Cromwell, discussed the topography of the site and the comments of the Town staff.

Mr. Rich Reynolds, Professional Engineer with LRC Group in Cromwell, discussed the drainage plan and storm water management proposed for this site and answered questions from the Commission.

Mr. Carlson asked for public comment.

1. Dan Krause of 1966 Hartford Turnpike asked questions about the swale and the easement.

Mr. Wagenblatt addressed the Public Comment.

The Commission requested to keep the Public Hearing open and continue it to the 4 January 2021 meeting.

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

3. #P20-30S Continuation of the Special Permit Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.
8. #P20-30 Continuation of the Site Plan Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.

The Commission elected to hear Applications #P20-30S and #P20-30 together.

Attorney Nick Mingione of Fasano, Ippolito, Lee & Florentine, LLC, presented the applications and discussed the comments of the Town staff. The Commission approved 150 residential units on the parcels at 441 & 447 Washington Avenue on 7 January 2019 (#P18-43 & #P19-43S). The

applicant has since acquired the adjacent property at 445 Washington Avenue and is now proposing 225 residential units on the combined three parcels.

Mr. Chris Hulk, Professional Engineer with Milone and MacBroom, presented the site plan and explained the changes, including, trash rooms, fencing, parking and locations for the storage of snow. He presented a drawing and Mr. Ray Sullivan, Architect with the Sullivan Architectural Group explained the floor plan.

The Commission asked questions regarding snow removal and an affordability plan and Mr. Hulk responded.

Mr. Carlson asked for public comment.  
There being no public comment, the public hearing was closed.

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

4. #P20-34 Application of Aja Bogan-Dennison, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 to permit Studios for dance, musical and theatrical instruction, gymnasiums and physical culture establishments in CN Zoning Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney Bernard Pellegrino of the Pellegrino law firm, presented the application for an amendment to the North Haven Zoning Regulations to permit studios for dance, musical and theatrical instruction, gymnasiums and physical culture establishments in CN-20 Zoning Districts. He stated that the applicant is proposing to open a Fitness and Nutrition Center at 1870 Hartford Turnpike.

Mr. Carlson asked for public comment.  
There being no public comment, the public hearing was closed.

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

5. #P20-37S 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.
12. #P20-37 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.

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

Mr. James Rotondo, Professional Engineer with Godfrey, Hoffman, Hodge presented the applications intended to permit the change of use of approximately 1,700 square feet of this building from office/storage for Executive Landscaping to winemaking with a tasting room. The Commission reapproved a Site Plan Application for this property on 14 September 2020. Which permitted a relocation of and building area increase for the modular office space in the rear of this property which is occupied by Bay Crane. Mr. Rotondo stated that the applicant is proposing to open a small tasting room and offer wine sales.

The Commission asked questions and Mr. Rotondo responded.

Mr. Carlson asked for public comment.

1. Michael Gray of 32 Nettleton spoke in opposition to the application.

Mr. Rotondo addressed the Public Comment.

The Commission requested to keep the Public Hearing open and continue it to the 4 January 2021 meeting.

#### **SITE PLANS:**

6. #P20-28 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. Scale: 1"=20'. IG-80 Zoning District.
7. #P20-28A 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. Scale: 1"=20'. IG-80 Zoning District.

The Commission elected to hear Applications #P20-28 and #P20-28A together.

Mr. James Pretti, Professional Engineer with Criscuolo Engineering, presented the applications to permit the construction of an approximately 5,200 square feet addition to the southernmost of the two buildings on this approximately 1.85 acre lot. Both buildings contain warehouse uses with some office space. He stated that the applicant is proposing a custom pool business for the site. Mr. Pretti stated that a waiver of sidewalks is requested. Mr. Giulietti asked about outside storage and Mr. Pretti answered.

9. #P20-32 Site Plan Application of EDC Properties, LLC, Owner & Applicant, relative to 2 Grasso Avenue, (Map 36, Lot 37). Plan Entitled: Proposed Site Plan, Property Located at #2 Grasso Avenue, North Haven, Connecticut. Prepared by: Criscuolo Engineering, LLC. Dated: 10/5/20. Scale: 1"=30'. IL-80 Zoning District.

Mr. James Pretti, Professional Engineer with Criscuolo Engineering, presented the application to permit the construction of an approximately 1,000 square feet, second story, addition to the existing approximately 1,000 square feet office building on this 2.75 acre property. He stated that a waiver of sidewalks is requested.

The Commission asked questions and Mr. Pretti responded.

10. #P20-33 Site Plan Application of Connecticut Investment Development LLC, Applicant & Owner, relative to 100 Powdered Metals Drive, relative to 100 Powdered Metals Drive, (Map 29, Lot 112). Plan Entitled: Site Plan, Proposed Warehouses, 100 Powdered Metals Drive, North Haven, Connecticut. Prepared by: Cardinal Engineering Associates. Dated: October 29, 2020. Scale: 1"=20'. IG-80 Zoning District.

Mr. Gary Giroux with Cardinal Engineering, presented the application to permit the construction of two (2), 10,000 square feet, single story buildings. The buildings are intended for warehouse/storage use. The Commission approved subdivision application #P19-32 on 7 October 2019 to create this lot. He described the site and stated that outside storage is requested.

The Commission asked questions and Mr. Giroux responded.

11. #P20-36 Site Plan Application of Centurion Solar, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road, (Map 6, Lot 9). Plan Entitled: Proposed Installation of Solar Panels and Solar Panel Carport, 50 McDermott Road, North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 10/27/20. Scale: 1"=30'. IL-30 Zoning District.

Mr. Marcus Puttock with Godfrey, Hoffman, Hodge, presented the application which is intended to permit the construction of an approximately 41'x114' detached "carport" on the east side of the existing approximately 21,000 square feet building on this approximately 4.5 acre property. The Inland Wetlands Commission approved a Positive Site Plan referral (#I20-05) at their 18 November 2020 meeting. Mr. Puttock stated that the existing tenant, Specialty Wires, is proposing to install solar panels and add a carport.

The Commissions asked questions and Mr. Puttock responded.

## **DELIBERATION SESSION:**

## **PUBLIC HEARINGS:**

1. #P20-25S Special Permit Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway.

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 4 January 2021 meeting.

2. #P20-25 Resubdivision Application of GBRSTORZ, LLC, Applicant & Owner, for eight (8) lots, relative to 318 Kings Highway.

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 4 January 2021 meeting.

3. #P20-30S Special Permit Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue.

Mr. Cummings moved to approve 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 approved with appropriate conditions.

4. #P20-34 Application of Aja Bogan-Dennison, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 to permit Studios for dance, musical and theatrical instruction, gymnasiums and physical culture establishments in CN Zoning Districts.

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.

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

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 4 January 2021 meeting.

## **SITE PLANS:**

6. #P20-28 Site Plan Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive.

Mr. Cummings moved to approve the application; Mr. Giulietti 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.

7. #P20-28A CAM Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive.

Mrs. Ranciato-Viele 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.

8. #P20-30 Site Plan Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue.

Mrs. Ranciato-Viele moved to approve 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 approved with appropriate conditions.

9. #P20-32 Site Plan Application of EDC Properties, LLC, Owner & Applicant, relative to 2 Grasso Avenue.

Mr. Cummings moved to approve 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 approved with appropriate conditions.

10. #P20-33 Site Plan Application of Connecticut Investment Development LLC, Applicant & Owner, relative to 100 Powdered Metals Drive.

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

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

The application was approved with appropriate conditions.

11. #P20-36 Site Plan Application of Centurion Solar, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road.

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

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

The application was approved with appropriate conditions.

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

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

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

The application was continued to the 4 January 2021 meeting.

**OTHER:**

- Appointment of Open Space Committee Representative

Mr. Carlson moved to elect Mrs. Ranciato-Viele as the representative to the Open Space Advisory Committee. Mr. Giuliatti seconded the motion. The Commission voted as follows:

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

- Appointment of Regional Planning Representative

Mr. Carlson moved to elect Mrs. Ranciato-Viele as the representative to the Regional Planning Commission. Mr. Cummings seconded the motion. The Commission voted as follows:

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

**EXTENSIONS:** None

**ENFORCEMENT:** None



**CORRESPONDENCE: ZEO Report**

The correspondence was briefly discussed. The discussion will be continued to the 4 January 2021 meeting.

**BONDS:** None

**CHANGES OF USE:** None

**MINUTES:**

- November 9, 2020

Mr. Giulietti moved to approve the November 9, 2020 meeting minutes; Mr. Cummings 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. Wilson moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:36 PM.