

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

Minutes of the Planning & Zoning Commission meeting held on Monday, April 5, 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
Paul J. Weymann

MEMBERS ABSENT:

Joseph M. Solimene, Alternate
Roderick Williams, 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 7:02 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, and #P20-38, have been postponed to the 19 April 2021 meeting, and #P21-06, and #P21-07 have been postponed to the 3 May 2021 meeting.

PUBLIC HEARINGS:

1. #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 May 3, 2021 meeting.

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

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

2. #P21-01S Continuation of the 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.
8. #P21-01 Continuation of the 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. These applications were continued from the 1 March 2021 meeting. Mr. Schmitz gave an overview of the proposed project and described the changes made to the previous plans.

Mr. Michael Shepley, Traffic Engineer with BL Companies, explained the traffic analysis and discussed the flow of traffic into and exiting the site.

Mr. Wayne Violette, Landscape Architect with BL Companies, discussed the Landscaping Plan and presented photos of the proposed plantings.

The Commission asked questions and Mr. Schmitz and Mr. Violette 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:

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

3. #P21-02S Continuation of the 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.

9. #P21-02 Continuation of the 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. The applicant proposes to construct two 60 unit, three story, age restricted residential multi-family buildings, and a Club House building.

Mr. Ryan McEvoy, Engineer with SLR Consulting, presented the site plan and discussed the parking, drainage, landscape buffer and the Lighting Plan.

Mr. Ray Sullivan, Architect with the Sullivan Architectural Group, presented drawings, floorplans and an aerial image of the proposed development.

The Commission asked questions and Mr. Sullivan and Mr. McEvoy 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:

The Commission elected to hear Applications #P21-05S and #P21-05 together.

4. #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.

10. #P21-05 Continuation of the 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.

Mrs. Shanavia Zackery presented the applications to permit the change of use of this approximately 8,000 square feet existing, single story, building from an office use to a church. An administrative approval was granted by the Inland Wetlands Commission for a Site Plan Referral. She discussed the parking and stated that there are no building changes proposed.

The Commission asked questions and Mrs. Zackery responded.

Mr. Carlson asked for public comment.

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

5. #P21-07 Subdivision Application of K.S. Development, LLC, Applicant & Owner, for four (4) lots, relative to 120 Half Mile Road, (Map 24, Lot 36). Plan Entitled: Land of K.S. Development, LLC, Half Mile Road, North Haven, Connecticut. Prepared by: Summer Civil Engineers & Land Surveyors, P.C. Dated: 2-1-21. Scale: 1"=50'. R-40 Zoning District.

This application has been postponed to the May 3, 2021 meeting.

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

The Commission elected to hear Applications #P21-08S and #P21-08 together.

6. #P21-08S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West, (Map 66, Lot 14). Plan Entitled: B.P.O.E. New Haven 25, 80 Old Broadway West, North Haven, CT, Proposed Site Plan. Prepared by: John A. Matthews. Dated: 3/5/21. Scale: 1"=20'. IL-30 Zoning District.

12. #P21-08 Site Plan Application of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West, (Map 66, Lot 14). Plan Entitled: B.P.O.E. New Haven 25, 80 Old Broadway West, North Haven, CT, Proposed Site Plan. Prepared by: John A. Matthews. Dated: 3/5/21. Scale: 1"=20'. IL-30 Zoning District.

Mr. John Matthews, Architect, presented the applications intended to permit the change of use of this existing approximately 2,100 square feet, two story building from a bar (Doran's) to an Elk's Club.

Mr. Paul Saulsbury with the Elks club gave an overview of the application and stated that they are proposing to move to this site from New Haven.

Mr. George Cotter, Engineer, described the site, the drainage system, and the proposed parking expansion.

The Commission asked questions and Mr. Saulsbury and Mr. Matthews responded.

Mr. Carlson asked for public comment.

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

SITE PLANS:

7. #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 May 3, 2021 meeting.

11. #P21-06 Site Plan Application of John Cifarelli, Applicant & Owner, relative to 97 Defco Park, (Map 95, Map 27). Plan Entitled: Existing Conditions, Property Located at #97 Defco Park Road, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 2/19/2021. Scale: 1"=30'. IL-80 Zoning District.

This application has been postponed to the May 3, 2021 meeting.

DELIBERATION SESSION:

Mr. Cummings moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

PUBLIC HEARINGS:

2. #P21-01S Continuation of the Special Permit Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 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 – nay Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

3. #P21-02S Continuation of the Special Permit Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 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 – nay Giulietti – nay Cummings – aye

The application was approved with appropriate conditions.

4. #P21-05S Special Permit Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street.

Mrs. Ranciato-Viele 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.

6. #P21-08S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West.

Mr. Wilson 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.

SITE PLANS:

8. #P21-01 Continuation of the Site Plan Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 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 – nay Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

9. #P21-02 Continuation of the Site Plan Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55).

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

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

The application was approved with appropriate conditions.

10. #P21-05 Site Plan Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street.

Mrs. Ranciato-Viele 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.

12. #P21-08 Site Plan Application of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West, (Map 66, Lot 14). Plan Entitled: B.P.O.E. New Haven 25, 80 Old Broadway West.

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.

OTHER:

- 44 Washington Avenue

Mr. Patrick Moore with P.M. Architecture presented the request to add a lift for handicapped accessibility.

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

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

The request was approved.

- #375 Washington Avenue

Mr. Christopher Gaylor, Project Manager with ELM Electrical, Inc., presented the request to add electric vehicle charging stations at the Volvo Dealership.

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

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

The request was approved.

- 78 Rebesch Drive

Mr. Brian Davies with Petra Constructions, presented the request for the installation of a stand-by generator.

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

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

The request was approved.

- 365 Universal Drive North

Mr. Matthew Tyler with Bohler Engineering, presented the request to allow the addition of a menu board and order station at the existing McDonald's drive-thru.

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

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

The request was approved.

- 100 Republic Drive

Mr. Richard Cuomo, presented the request for the addition of a chiller/condenser for interior refrigeration.

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

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

The request was approved.

EXTENSIONS:

- # P11-39, 290 Washington Avenue

Ms. Jeanne Lewis with the North Haven Fair Association discussed the request for an extension to the application to construct sidewalks.

The Commission asked questions and Ms. Lewis responded.

Mr. Giuliatti moved to continue the extension request for ninety days. Mrs. Ranciato-Viele seconded the motion.

The Commission voted as follows:

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

The extension was continued to the 12 July 2021 meeting.

ENFORCEMENT: None

CORRESPONDENCE:

- ZEO Report

The Commission received the report.

BONDS:

- #P06-25, 828 Thompson Street

Mr. Tom Roberts, President of the Summer Wind Homeowners Association addressed the Commission relative to the developer's request for a bond release in the amount of \$100,000.00.

Mr. Frank Vigliotti, owner of Vigliotti Construction, stated that private contractors performed work on the property, but that he could look at the one problem area again in the hope of reaching an agreement.

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

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

The bond release was continued to the 3 May 2021 meeting.

CHANGES OF USE:

- 336 State Street

Ms. Kelly Zaleta, requested a change of use from office to a dance school.

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

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

The change of use was approved.

- 630 Washington Avenue

Mr. Fredricksen discussed the request for a change of use from a hair salon to a florist.

Mr. Giuliatti 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:

- March 1, 2021

Mrs. Ranciato-Viele moved to approve the March 1, 2021 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Wilson moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 11:15 PM.