

APPROVED 4-3-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 6, 2023 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Paul Weymann, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate
Mark Parisi, Alternate
John Troiano, Alternate

MEMBERS ABSENT:

None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk
Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:00 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:

1. #P07-08 Modification of the Subdivision Application of Matthew and Elizabeth Prete, Applicant/Owner, relative to 37 Pond Hill Road, aka 45 Pond Hill Road, (Map 75, Lot 58). Plan Entitled: Site Development Plan, Soil Erosion Control Plan, Grading, Utility Plan, Parcel "B", 37 Pond Hill Road, North Haven, Connecticut. Prepared by: Schull Associates Inc., Dated: March 2005, revised 3/07/08. Scale 1" = 40'. R-40 Zoning District.

Mrs. Elizabeth Prete, Owner and Applicant of 37 Pond Hill Road, presented her request for a subdivision modification by reading in her letter emailed to Alan A. Fredricksen, Land Use Administrator on October 26, 2022.

Mr. Giulietti read in the comments of the North Haven Fire Chief, Mr. Paul M. Januszewski.

Mr. Matthew Prete, Owner and Applicant of 37 Pond Hill Road, spoke to the Commission regarding in home sprinkler systems.

The Commission asked questions and Elizabeth Prete and Matthew Prete responded.

Mr. Carlson asked for public comment.

1. Eugene Zacko, 24 Fawn Ridge Road – spoke in opposition to the application. He is concerned with septic systems and with the use of lot number 4.
2. Edmund Fratta, 18 Fawn Ridge Road – spoke in opposition to the application. He is concerned with drainage and potential flooding.

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

SITE PLANS:

The Commission elected to hear Applications #P23-01 and #P23-01A together.

2. #P23-01 Site Application of John Zyrlis, Applicant, Covidien LP, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Chiller Unit Addition for Medtronic, 200 McDermott Road, North Haven, Connecticut. Dated: January 5, 2023. Scale: 1" = 20'. IL-30 Zoning District.
3. #P23-01A CAM Application of John Zyrlis, Applicant, Covidien LP, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Chiller Unit Addition for Medtronic, 200 McDermott Road, North Haven, Connecticut. Dated: January 5, 2023. Scale: 1" = 20'. IL-30 Zoning District.

John Zyrlis, P.E. with TPA Design Group, presented the application to permit the construction of an approximately 900 square feet addition on the north side of the main manufacturing building to contain an additional chiller unit and electrical switchgear. He presented the site plan and described the site. Inland Wetlands Commission approval was granted by its duly authorized agent on 1 February 2023 (#I23-01).

The Commission asked questions and Mr. Zyrlis responded.

DELIBERATION SESSION:

Mrs. Ranciato-Viele moved to go into deliberations; Mr. Weymann seconded the motion.

All were in favor.

PUBLIC HEARINGS:

1. #P07-08 Modification of the Subdivision Application of Matthew and Elizabeth Prete, Applicant/Owner, relative to 37 Pond Hill Road, aka 45 Pond Hill Road.

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

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

The request was approved.

SITE PLANS:

2. #P23-01 Site Application of John Zyrlis, Applicant, Covidien LP, Owner, relative to 200 McDermott Road.

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

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

The application was approved with appropriate conditions.

3. #P23-01A CAM Application of John Zyrlis, Applicant, Covidien LP, Owner, relative to 200 McDermott Road.

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

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

The application was approved with appropriate conditions.

OTHER:

- #P20-28 & #P20-28A and #P21-17, 8 Massimo Drive

Mr. James Pretti, Senior Engineer with Crisculo Engineering, presented the request to approve the as-built as the final plan.

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

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

The request was approved.

- 323 Washington Avenue

Mr. Jayesh Maher, owner, presented the request to add a condenser with bollards in the rear of the building.

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

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

The request was approved.

- 320 Washington Avenue

Alan A. Fredricksen, Land Use Administrator, presented the request to add two (2) EV charging stations.

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

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

The request was approved.

- 86 Quinnipiac Avenue

Mr. John Zyrllis, with TPA Design Group, presented the request to add a wastewater tank with bollards.

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

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

The request was approved.

EXTENSIONS:

- 1934 Hartford Turnpike

Mr. Fredricksen discussed the request for one (1) ninety (90) day extension.

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

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

CORRESPONDENCE:

- Town of North Branford-abutters notification-1003 Middletown Ave.
- Town of Wallingford-Amendment.
- Connecticut Federation of Planning & Zoning Agencies-Quarterly Newsletter, Winter 2023.

The Correspondence was briefly discussed.

BONDS:

- 342 Washington Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved.

CHANGES OF USE:

- 2 Broadway

Ms. Jamie Pressman discussed the request for a change of use from office to a hair salon.

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

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

The change of use was approved.

- 51 Giles Avenue

Mr. Dominick DeMartino discussed the request for a change of use from automotive to assembly (manufacturing).

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Weymann seconded the motion. The Commission voted as follows:

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

The change of use was approved.

- 51 Giles Avenue

Mr. Dominick DeMartino discussed the request for a change of use from storage to assembly (manufacturing).

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

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

The change of use was approved.

- 342 State Street

Mr. Mahmood Shekly discussed the request for a change of use from a yoga studio to a driving school.

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

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

The change of use was approved.

- 50 Devine Street

James Perito, Esq. discussed the request for a change of use from office/warehouse to a manufacturing bakery.

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

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

The change of use was approved.

- 1 Corporate Drive

Ms. Pamela Breely discussed the request for a change of use from sports training to storage.

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

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

The change of use was approved.

- 125 Quinnipiac Avenue

Mr. Adam Kaplan discussed the request for a change of use from a utility building to a business office.

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

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

The change of use was approved.

- 72 Washington Avenue

Ms. Heather Stearns discussed the request for a change of use from office to a music school.

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

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

The change of use was approved.

- 500 Washington Avenue

Ms. Justyne Nuzzo discussed the request for a change of use from office to a yoga studio.

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

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

The change of use was approved.

- 34 Middletown Avenue

Ms. Julia Benitez discussed the request for a change of use from retail to a restaurant.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

The change of use was approved.

MINUTES:

- 9 January 2023

Mrs. Ranciato-Viele moved to approve the January 9, 2023 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Weymann seconded the motion. The meeting was adjourned at 8:56 PM.