

APPROVED 6-5-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, May 8, 2023
at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
James J. Giulietti, acting Secretary
Brian Cummings
Roderick Williams, Alternate, sitting
Mark Parisi, Alternate, sitting

MEMBERS ABSENT:

Paul Weymann, Vice Chairman
Theresa Ranciato-Viele, Secretary
John Troiano, Alternate

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.

8-24 REFERRAL:

1. #P23-04 Application of the Town of North Haven for various athletic facility improvements. This project spans five properties; 222 Maple Avenue, 40 Sackett Point Road, 42 Sackett Point Road, 48 Sackett Point Road and 55 Bailey Road.

Mrs. Lynn Sadosky, Director of Public Works – Town of North Haven, presented the 8-24 referral proposing athletic facility improvements. She presented the improvement plan and stated that the project spans over five town owned properties.

Mr. Phil Diana, Director of Facilities – Town of North Haven, further discussed the proposed improvements.

Ms. Emily Weckman with Weston and Sampson, explained the proposed parking and lighting plans.

2. #P23-06 Application of the Town of North Haven, on behalf of the Max Sinoway Baseball League, requesting permission to construct a wallball wall at 282 Quinnipiac Avenue.

Mr. Steven McNamara with Max Sinoway Baseball presented the 8-24 referral to add a wallball wall at town fields at 282 Quinnipiac Avenue.

The Commission asked questions and Mr. McNamara responded.

PUBLIC HEARINGS: None

SITE PLANS:

3. #P23-05 Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road, (Map 3, Lot 7). Plan Entitled: Switchgear Unit for Medtronic, 195 McDermott Road, North Haven, Connecticut. Dated: March 27, 2023. Scale: 1" = 20'. IL-30 Zoning District.

Mr. John Zyrlis with TPA design Group, presented the application to permit the construction of an approximately 25' x 50' building to contain electrical switchgear for the Medtronic manufacturing campus. Additional electrical equipment on concrete pads is also proposed. He stated that the Inland Wetlands Commission approved a Site Plan Referral for this application on 26 April 2023 (#I23-05).

The Commission asked questions and Mr. Zyrlis responded.

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mr. Williams seconded the motion. All were in favor.

8-24 REFERRAL:

1. #P23-04 Application of the Town of North Haven for various athletic facility improvements. This project spans five properties; 222 Maple Avenue, 40 Sackett Point Road, 42 Sackett Point Road, 48 Sackett Point Road and 55 Bailey Road.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

The 8-24 referral was approved.

2. #P23-06 Application of the Town of North Haven, on behalf of the Max Sinoway Baseball League, requesting permission to construct a wallball wall at 282 Quinnipiac Avenue.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

The 8-24 referral was approved.

SITE PLANS:

3. #P23-05 Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 195 McDermott Road.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

The application was approved with appropriate conditions.

OTHER:

- 43 Broadway

Mr. Dave Carrol, property manager, presented the request to construct a roof and walls over the existing deck on the front of the building and explained the proposed plan.

The Commission determined that no Site Plan application will be required to construct a roof and walls over the existing deck on the front (north side) of the building. No further zoning approvals are required.

EXTENSIONS:

- 1934 Hartford Turnpike

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

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

CORRESPONDENCE: None

BONDS:

- 144 Washington Avenue, #P21-10

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

Mr. Giulietti moved to approve the bond release; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

The bond release was approved.

- 133 Middletown Avenue, #P08-32

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

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

The bond release was approved.

CHANGES OF USE: None

MINUTES:

- 3 April 2023

Mr. Giulietti moved to approve the April 3, 2023 meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi – aye

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Williams seconded the motion. The meeting was adjourned at 7:43 PM.