

**APPROVED ON 7-10-23**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, June 5, 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, sitting for Paul Weymann, Vice Chairman

**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 7:04 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:** None

**SITE PLANS:**

1. #P23-07 Application of John Zyrilis, Applicant, United States Surgical Corporation, Owner, relative to 60 Middletown Avenue, (Map 6, Lot 26). Plan Entitled: CO3088-EA Freeze Cond Sys & Chiller for Medtronic, Middletown Avenue, McDermott Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: April, 2023. Scale: 1" = 20'. IL-30 Zoning District.

Mr. John Zyrilis of TPA Design Group, presented the application to permit the construction of an approximately 62' x 58' free standing, single story building eight feet away from the northwest corner of the Polymer Manufacturing Building, located on the east side of the Medtronic manufacturing campus. He presented the site plan and explained the proposed location of the

building. He stated that an Inland Wetlands Commission approval was granted by its duly authorized agent on May 31, 2023 (#I23-07).

The Commission asked questions and Mr. Zyrllis responded.

2. #P23-08 Application of Area Cooperative Educational Services, Applicant & Owner, relative to 60 United Drive, (Map 28, Lot 7). Plan Entitled: Charging Station & Power Room Layout, 60 United Drive, ACES, North Haven, CT, 06473. Prepared by: 360 Design Plus, LLC. Dated: 5/12/23. Scale: 1"=20'. IG-80 Zoning District.

Attorney Brenden Sharkey, representing ACES School presented the application to permit the construction of an approximately 100 square feet single story addition to the southwest corner of this approximately 12,600 square feet building which serves as a transportation hub for ACES. He discussed the site plan and stated that two new EV charging stations are proposed on site to the east side of the building.

The Commission asked questions and Mr. Sharkey responded.

3. #P23-09 Application of Robert Swanson, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road, (Map 6, Lot 9). Plan Entitled: Proposed Commercial Addition, #50 McDermott Road, North Haven, Connecticut. Prepared by: Juliano Associates. Dated: February 20, 2023, revised April 18, 2023. Scale: 1"=20'. IL-30 Zoning District.

Mr. Zach Georgina, with Juliano Associates, presented the application to permit the construction of an approximately 50' x 100' addition to the east side of the existing, approximately 22,000 square feet, manufacturing building on this approximately 4.5 acre lot. He presented the site plan, discussed the reconfiguration of the parking area, and stated that an application to the Zoning Board of Appeals will be submitted, for approval to enlarge this non-conforming building. Mr. Georgina then stated that the applicant is requesting a waiver for the requirement of sidewalks. The Inland Wetlands Commission approved a Positive Site Plan referral (#I23-02) at their 22 March 2023 meeting.

The Commission asked questions and Mr. Georgina responded.

**BREAK:** 8:40 PM-8:44 PM

#### **DELIBERATION SESSION:**

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

#### **SITE PLANS:**

1. #P23-07 Application of John Zyrllis, Applicant, United States Surgical Corporation, Owner, relative to 60 Middletown Avenue.

Mr. Giulietti moved to approve the application; Mrs. Ranciato-Viele 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.

2. #P23-08 Application of Area Cooperative Educational Services, Applicant & Owner, relative to 60 United Drive.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings 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. #P23-09 Application of Robert Swanson, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road.

Mr. Weymann moved to approve the application; Mr. Cummings 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:**

- Old Broadway West

Ms. Denise Reynolds, of the Elks Club, presented the request to allow an increase in the size of the previously approved open pavilion.

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

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

The request was approved.

**EXTENSIONS:** None

**CORRESPONDENCE:**

- Connecticut Federation of Planning & Zoning, Quarterly Newsletter-Spring 2023.

The Correspondence was briefly discussed.

**BONDS:** None

**CHANGES OF USE:**

- 144 Washington Avenue

Carmine Capasso and Alphonse DeLucia made the request for a change of use from retail to a restaurant.

Mr. Weymann moved to approve the change of use subject to the property owner providing the signage modifications recommended by the Police Chief; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The change of use was approved by a vote of 4-1.

- 79 Washington Avenue

Ms. Amy Stanko requested a change of use from retail to a gymnastics 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.

- 87 State Street

Mr. John Brandon Benevento presented the request for a change of use from retail to a newspaper establishment.

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.

- 85D State Street

Mr. John Brandon Benevento presented the request for a change of use from office to a warehouse.

Mr. Giulietti 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.

- 380 Washington Avenue, Unit #2

Mr. Peter Estrada discussed the request for a change of use from a music school to retail. His store would sell personal protection devices such as mace, pepper spray, stun guns, and tasers. He would also provide lessons for the use of these devices.

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

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

The change of use was approved by a vote of 3-2.

#### **MINUTES:**

- 8 May 2023

Mr. Giulietti moved to approve the May 8, 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, Mrs. Ranciato-Viele moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 9:10 PM.