

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

Minutes of the Planning & Zoning Commission meeting held on Monday, October 5, 2020 via Zoom videoconference, at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Richard E. Wilson, Vice-Chairman  
Theresa Ranciato-Viele, Secretary  
Brian Cummings  
Joseph M. Solimene, Alternate, sitting  
Roderick Williams, Alternate  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

James J. Giulietti

**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 7:05 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 #P20-25 and #P20-25S have been postponed to the 9 November 2020 meeting.

**PUBLIC HEARINGS:**

This application has been postponed to the November 9, 2020 meeting.

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.

This application has been postponed to the November 9, 2020 meeting.

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.

**SITE PLANS:**

3. #P20-26 Site Plan Application of Meat King of North Haven LLC, Applicant, North Haven Holdings, LP, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2). Plan Entitled: Ferraro's Market, Target Plaza - 100 Universal Dr. N., North Haven, CT 06473. Prepared by: Edificio Architecture & Design. Dated: September 8, 2020. Scale: 1"=8'. IL-80 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application to permit the addition of an approximately 10'x 20' cooler, a loading dock lift, cooling compressors, a box compactor and other minor site modifications necessary for a change in tenancy of this approximately 6,400 square feet retail space from Payless Shoes to Ferraro's Market.

The Commission asked questions and Mr. Lee responded.

4. #P20-27 Site Plan Application of 135 Washington Ave, LLC, Applicant, Washington Associates, Owner, relative to 135 Washington Avenue, (Map 73, Lot 13). Plan Entitled: Land Development Plans for Site Plan Approval for Proposed Retail Redevelopment. Prepared by: BL Companies. Dated: September 8, 2020. Scale: 1"=20'. IL-30 Zoning District.

Attorney Dennis Ceneviva with the Ceneviva Law Firm presented the application to permit the construction of a new, approximately 7,000 square feet, single story retail structure to contain O'Reilly Auto Parts. He explained that the existing building that was previously "Boston Market" Restaurant, will be demolished. Attorney Ceneviva stated that the Zoning Board of Appeals approved a side yard setback variance of 10' on 30 July 2020.

Mr. Matthew Bruton with BL Companies, presented the site plan and explained the parking and the storm water management system. He then described the lighting and landscaping plans.

The Commission asked questions and Mr. Bruton and Attorney Ceneviva responded.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:** None

**SITE PLANS:**

3. #P20-26 Site Plan Application of Meat King of North Haven LLC, Applicant, North Haven Holdings, LP, Owner, relative to 100 Universal Drive North.

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 Solimene – aye Cummings – aye

The application was approved with appropriate conditions.

4. #P20-27 Site Plan Application of 135 Washington Ave, LLC, Applicant, Washington Associates, Owner, relative to 135 Washington Avenue.

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 Solimene – aye Cummings – aye

The application was approved with appropriate conditions

**OTHER:** None

**EXTENSIONS:** None

**ENFORCEMENT:** None

**CORRESPONDENCE:** ZEO Report

The Correspondence was briefly discussed.

**BONDS:**

- #P18-33 84 Washington Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$9,000.00.

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

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

The bond release was approved.

**CHANGES OF USE:**

- 1878 Hartford Turnpike

Ms. Kathleen Telman requested a change of use from service to a coffee house.

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

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

The change of use was approved.

**MINUTES:**

- September 14, 2020

Mrs. Ranciato-Viele moved to approve the September 14, 2020 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Cummings moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 8:03 PM.