

**APPROVED 10-5-20**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, September 14, 2020 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  
Joseph M. Solimene, Alternate  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

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 7:00 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 there are none.

**PUBLIC HEARINGS:**

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

1. #P20-19      Subdivision Application of Phil Brudz, Applicant & Owner, for six (6) lots, relative to 15 Cottontail Lane, (Map 61, Lot 108). Plan Entitled: Brudz Subdivision, Sundown Place, 15 Cottontail Lane, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: May 1, 2019. Scale: 1"=30'. R-20 Zoning District.

Mr. David Nafis, Professional Engineer with Nafis & Young Engineering in Northford, CT, presented the Subdivision Application which is nearly identical to one approved by the

Commission on 1 October 2018 (#P18-31) that was allowed to expire. This site consists of two (2) parcels totaling 4.33 acres in area. This application, if approved, would result in six (6) residential building lots. The two existing residential structures, currently #11 and #15 Cottontail Lane, are proposed to remain and be located on Lot #1 and Lot #5 respectively. An approximately 300' long cul de sac would be constructed and deeded to the town. Mr. Nafis presented the site plan and explained the changes made since the 2018 approval. The Commission and Town Staff spoke about the diameter of the cul de sac and about the turning radius for fire apparatus.

The Commission asked questions and they were answered by Mr. Nafis.

Mr. Carlson asked for Public Comment:

1. John Casarella of 19 Cottontail Lane asked about the maintenance of the sidewalks and drainage retention.

Ms. Sanam Solati-Yurczyk addressed the public comment.

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

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

2. #P20-20S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Paul DeStefano, Applicant, 336 State Street, LLC, Owner, relative to 336 State Street, (Map 34, Lot 107). Plan Entitled: Proposed Partial Change In Use. Prepared by: Paul DeStefano. Dated: July 28, 2020. Scale: 1"-20'. CB-40/R-20 Zoning Districts.
5. #P20-20 Site Plan Application of Paul DeStefano, Applicant, 336 State Street, LLC, Owner, relative to 336 State Street, (Map 34, Lot 107). Plan Entitled: Proposed Partial Change In Use. Prepared by: Paul DeStefano. Dated: July 28, 2020. Scale: 1"-20'. CB-40/R-12 Zoning Districts.

The Commission elected to hear Applications #P20-20 and #P20-20S together.

Mr. Paul DeStefano, applicant, presented the applications to permit the change of use of 5,000 square feet of the first floor of this existing, two story building from office to a "virtual golf" facility, which includes a small bar. Site improvements, including 5' wide concrete street sidewalks, are proposed to achieve compliance with the Regulations. He stated that if approved, the facility will have 6 rooms for virtual golf, a small bar and lounge. Mr. DeStefano explained the parking and the hours of operation. Mrs. Ranciato-Viele asked about storage and Mr. DeStefano responded.

The Commission asked additional questions and they were answered by Mr. DeStefano.

Mr. Carlson asked for Public Comment:

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

**SITE PLANS:**

3. #P20-17 Site Plan Application of 37 Nettleton LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Executive Landscaping, 37 Nettleton Ave., North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 03.07.2018, rev 07.07.2020. Scale: 1"=40'. IL-30 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman and Hodge, presented the application to permit outdoor storage and other expansions for Executive Landscaping at 37 Nettleton Avenue. This proposed site plan is similar to one approved by the Commission on 4 June 2018 (#P18-10) which was subsequently allowed to expire. Mr. Rotondo presented and explained the site plan and the types of items proposed for storage. In addition to outdoor storage, the applicant is requesting approval to permit a six foot chain link fence, a new 2,100 square foot modular office and to expand their parking area.

The Commission asked questions and Mr. Rotondo responded.

4. #P20-18 Site Plan Application of CMM Property Management LLC, Applicant & Owner, relative to 342 Washington Avenue, (Map 85, Lot 124). Plan Entitled: CMM Property Management LLC, 342 Washington Ave., North Haven, CT. Prepared by: Civil 1. Dated: 10 March 2020. Scale: 1"=20'. CB-40/R-12 Zoning Districts.

Mr. Brian Baker with Civil One Engineering, presented the application to permit the addition of a 10' x 24' storage shed and some minor site modifications to their site plan (#P17-32) approved by the Commission on 18 September 2017. He presented the site plan and explained the plan revisions which include the addition of a shed and dumpster pad and a new landscaped island and 4 trees.

The Commission asked questions and Mr. Baker responded.

6. #P20-21 Site Plan Application of Paul Weymann, Applicant, Eleven Defco Park Road LLC, Owner, relative to 9-11 Defco Park Road, (Map 95, Lot 20). Plan Entitled: Pavement Expansion, Summit Handling Systems, 9-11 Defco Park Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: July 31, 2020. Scale: 1"=20. IL-80 Zoning District.

Mr. Chris Hulk, Professional Engineer with Milone & MacBroom, presented the application to permit the expansion of the paved outdoor storage area in the southwest corner of this property and install a fence. He stated that no expansion of the building area or change of use is proposed. Mr. Hulk explained the project and presented site photos. He stated that the applicant is requesting a waiver of sidewalks.

The Commission asked questions and Mr. Hulk responded.

7. #P20-22 Site Plan Application of Naresh Komal, Applicant, JAYESH, LLC, Owner, relative to 315 Washington Avenue, (Map 85, Lot 3). Plan Entitled: Site Plan, Wash Gates/Vacuum Pads. Prepared by: Nafis & Young Engineers. Dated: June 25, 2020, rev. July 22, 2020. Scale: 1"=20'. IL-30 Zoning District.

Mr. David Nafis, Land Surveyor and Professional Engineer with Nafis & Young Engineering, presented the application to permit the addition of five (5) vehicle vacuuming stations in the rear parking lot of this existing car wash/oil change facility. He presented the site plan and described the proposed location of the vacuum stations and the additional landscaping.

Mr. Naresh Komal, applicant, stated the hours of operation.

The Commission asked questions and Mr. Nafis responded.

8. #P20-23 Site Plan Application of Pat Munger Construction Co., Inc, Applicant, Classic Depot, LLC, Owner, relative to 475 Washington Avenue, (Map 90, Lot 15). Plan Entitled: Site Plan, Classic Depot, 475 Washington Avenue, North Haven, Conn. Prepared by: Richard K. Greenalch P.E. Dated: 8-3-20. Scale: 1"=20'. IL-30 Zoning District.

Mr. Richard Greenalch with Munger Construction, presented the application to modify Phase II of application #P16-04, approved by the Commission on 7 March 2016. This application increases the size of the proposed "second" building from 2,400 to 3,000 square feet, and modifies portions of the parking lot configuration. He explained the proposed revisions to the parking, drainage, and the landscaping and stated the hours of operation.

The Commission asked questions and Mr. Greenalch responded.

9. #P20-24 Site Plan Application of Premier Car Center, Applicant, Fulton Forbes, Incorporated, Owner, relative to 384 State Street, (Map 34, Lot 97). Plan Entitled: Proposed Self Vacuum Stations, 384 State Street, North Haven, CT. Prepared by: Godfrey-Hoffman Hodge, LLC. Dated: 08.07.2020. Scale: 1"=40'. CB-40/R-20 Zoning Districts.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman and Hodge presented the application to permit the addition of four (4) vehicle vacuuming stations on the north side of Premier Car Center. He explained the location of the new storm water system and a proposed 4 foot stockade fence. Mr. Rotondo discussed the movement of vehicles on the site.

The Commission asked questions and Mr. Rotondo responded.

#### **DELIBERATION SESSION:**

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

**PUBLIC HEARINGS:**

1. #P20-19 Subdivision Application of Phil Brudz, Applicant & Owner, for six (6) lots, relative to 15 Cottontail Lane.

Mr. Giulietti moved to approve the application; Mr. Wilson 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.

2. #P20-20S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Paul DeStefano, Applicant, 336 State Street, LLC.

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.

**SITE PLANS:**

3. #P20-17 Site Plan Application of 37 Nettleton LLC, Applicant & Owner, relative to 37 Nettleton Avenue.

Mr. Giulietti moved to approve the application; Mr. Wilson 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.

4. #P20-18 Site Plan Application of CMM Property Management LLC, Applicant & Owner, relative to 342 Washington Avenue.

Mr. Wilson 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.

5. #P20-20 Site Plan Application of Paul DeStefano, Applicant, 336 State Street, LLC, Owner, relative to 336 State Street.

Mr. Cummings 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.

6. #P20-21 Site Plan Application of Paul Weymann, Applicant, Eleven Defco Park Road LLC, Owner, relative to 9-11 Defco Park Road.

Mr. Cummings 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.

7. #P20-22 Site Plan Application of Naresh Komal, Applicant, JAYESH, LLC, Owner, relative to 315 Washington Avenue.

Mr. Giulietti moved to approve the application; Mr. Wilson 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.

8. #P20-23 Site Plan Application of Pat Munger Construction Co., Inc, Applicant, Classic Depot, LLC, Owner, relative to 475 Washington Avenue.

Mr. Cummings 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.

9. #P20-24 Site Plan Application of Premier Car Center, Applicant, Fulton Forbes, Incorporated, Owner, relative to 384 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.

**OTHER:** None

**EXTENSIONS:**

- #P18-34, 100 Dodge Avenue

Withdrawn by the Land Use Administrator.

**ENFORCEMENT:** None

**CORRESPONDENCE:** ZEO Report

The Correspondence was briefly discussed.

**BONDS:**

- #P14-19 518 Clintonville Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$7,500.00.

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

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

The bond release was approved.

- #P16-01 1164 Hartford Turnpike

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$95,000.00.

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

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

The bond release was approved.

**CHANGES OF USE:**

- 530 Washington Avenue

Mr. Claudio Fericola requested a change of use from office to a Barber Shop.

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

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

The change of use was approved.

- 268 Quinnipiac Avenue

Ms. Elizabeth Larocque requested a change of use from Food Prep to Food Take Out.

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

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

The change of use was approved.

**MINUTES:**

- August 3, 2020

Mrs. Ranciato-Viele moved to approve the June 15, 2020 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Giulietti moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 9:42 PM.