

**APPROVED 12-7-20**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, November 9, 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  
Roderick Williams, Alternate  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

Joseph M. Solimene, 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 7:02 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, #P20-25S, #P20-28, and #P20-28A have been postponed to the 7 December 2020 meeting.

**PUBLIC HEARINGS:**

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 December 7, 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: 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 December 7, 2020 meeting.

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

3. #P20-29 Resubdivision Application of Anthony Diana, Applicant, Kenneth & Anita Rupley, Owners, relative to 39 Upper State Street (Map 78, Lot 56). Plan Entitled: Rupley Estates, 39 Upper State Street, North Haven, Connecticut. Prepared by: David L Nafis. Dated: 08/28/20. Scale: 1"=60'. R-40 Zoning District.

Mr. Anthony Diana, applicant, presented the application intended to modify resubdivision application #P08-20, approved by the Commission on 13 November 2007, by reducing the number of lots from three (3) to two (2). The existing house at #39 Upper State Street would remain and the one (1) new building lot would be accessed via an extension of the existing driveway. Mr. Diana presented a property map and stated that he is requesting a waiver of required sidewalks. Mr. Giulietti asked questions regarding drainage and site lines and Mr. Diana responded. Mr. J. Andrew Bevilacqua, Town Engineer, discussed site line review conditions.

Mr. Carlson asked for public comment.

1. Mr. William McKay of 1625 Hartford Turnpike asked questions about the timeline and about the existing trees on the property.

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

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

The Commission elected to hear Applications #P20-30 and #P20-30S together.

4. #P20-30S Special Permit Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.
8. #P20-30 Site Plan Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the applications to amend a previous approval to permit a Light Industrial Upper Washington Avenue Multi-Use (ILUWMU) Development. The Commission approved 150 residential units on the parcels at 441 & 447 Washington Avenue on 7 January 2019 (#P18-43 & #P19-43S). The applicant has since acquired the adjacent property at 445 Washington Avenue and is now proposing 225 residential units on the combined three parcels. Mr. Lee stated that 20% of the units would be deed restricted as “affordable”.

Mr. Chris Hulk, Professional Engineer with Milone and MacBroom, presented the site plan and described the site. He stated that the project proposes that the three lots be combined into one and have two site entry locations. Mr. Hulk explained the parking, the storm drainage plan, and the traffic study.

Mr. Ray Sullivan, Architect with the Sullivan Architectural Group in Milford, presented drawings and explained the proposed plan. He stated that if approved, the two 5-story buildings will be connected by a sky bridge. He discussed the amenity areas and the parking areas.

The Commission asked questions and Mr. Hulk and Mr. Sullivan responded.

Mr. Carlson asked for public comment.  
There was no public comment.

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

The Commission elected to hear Applications #P20-31 and #P20-31S together.

5. #P20-31S Special Permit Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Location Survey, Land of #355 Washington Avenue, LLC, #355 Washington Avenue, LLC, North Haven, Connecticut. Prepared by: Juliano Associates LLC. Dated: 09/16/20. Scale: 1”=20’. IL-30 Zoning District.
9. #P20-31 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Survey. Land of #355 Washington Avenue, LLC, #355 Washington Avenue, LLC, North Haven, Connecticut. Prepared by: Juliano Associates LLC. Dated: 09/16/20. Scale: 1”=20’. IL-30 Zoning District.

Mr. Matthew Niski, Civil Engineer with Juliano Associates in Wallingford, presented the applications to permit site modifications and outdoor storage necessary for a change in tenancy for this property from CBS Outdoor to Praxair. The Special Permit is required by Section 5.1.1.59 of the Regulations for on-site cylindering of gases. Gas cylinder storage racks are proposed in the rear of the property and 11,000 gallon and 3,000 gallon gas tanks are proposed

for the center of the site. Mr. Niski discussed the parking calculations and the comments of the Fire Marshal.

Mr. Ronald Casalino, applicant, discussed the storage racks and the location of bollards on the site.

The Commission asked question and Mr. Niski and Mr. Casalino responded

Mr. Carlson asked for public comment.

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

#### **SITE PLANS:**

This application has been postponed to the December 7, 2020 meeting.

6. #P20-28 Site Plan Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020. Scale: 1"=20'. IG-80 Zoning District.

This application has been postponed to the December 7, 2020 meeting.

7. #P20-28A CAM Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020. Scale: 1"=20'. IG-80 Zoning District.

#### **DELIBERATION SESSION:**

#### **PUBLIC HEARINGS:**

3. #P20-29 Resubdivision Application of Anthony Diana, Applicant, Kenneth & Anita Rupley, Owners, relative to 39 Upper State Street.

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 Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

4. #P20-30S Special Permit Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue.

Mr. Cummings moved to continue the application; Mr. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The application was continued to the 7 December 2020 meeting.

5. #P20-31S Special Permit Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue.

Mr. Giulietti 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.

**SITE PLANS:**

8. #P20-30 Site Plan Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue.

Mr. Wilson moved to continue 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 continued to the 7 December 2020 meeting.

9. #P20-31 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue.

Mr. Giulietti moved to approve the application; Mr. 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

**OTHER:** None

**EXTENSIONS:** None

**ENFORCEMENT:** None

**CORRESPONDENCE:**

- ZEO Report

- Connecticut Federation of Planning and Zoning Agencies, Fall 2020

The Correspondence was briefly discussed.

**BONDS:**

- #P17-26, 201 Clintonville Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$20,000.00.

Mr. Cummings moved to release the bond; Mr. Giulietti 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:**

- 410 Universal Drive North

Mr. T.J. McKeever of Brixmor Property Group, and Mr. Mitch Thomson, applicant requested a change of use from retail to a restaurant.

Mrs. Ranciato-Viele 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.

- 262 State Street

Mr. Ray Pantalena, owner, requested a change of use from office to retail.

Mr. Wilson 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.

- 100 Broadway

Mr. Paul Brandt, the owner's representative, requested a change of use from office to enhanced educational facility.

Mr. Cummings moved to approve the change of use; Mrs. Ranciato-Viele 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:**

- October 5, 2020

Mrs. Ranciato-Viele moved to approve the October 5, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mr. Wilson moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:48 PM.