

**APPROVED 11-8-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, October 4, 2021 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate, sitting for R. Wilson
Paul J. Weymann, Alternate

MEMBERS ABSENT:

Richard E. Wilson, Vice-Chairman
Joseph M. Solimene, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:06 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. #P21-25 Application of the Town of North Haven for the replacement of the Toelles Road Bridge over the Quinnipiac River.

Applicant and Town Engineer with the Town of Wallingford, Alison Kapushinski, gave an overview of the project and stated that the project is projected to take six to eight months to complete, once construction has started.

The Commission asked questions and Mr. Bevilacqua and Ms. Kapushinski, responded.

PUBLIC HEARINGS:

2. #P21-23 Application of Bernard Pellegrino, Esq., Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Sections 2.2.1.2, 2.3.2.2 and 4.4.1 to permit Multiple Family Housing Units in CB Zoning Districts along State Street between Broadway and Skiff Street. The proposed amendment is on file in the Land Use office and in the Office of the Town Clerk.

Attorney Bernard Pellegrino, with the Pellegrino Law Firm, presented the application to amend the zoning regulations to permit multiple family housing units in CB-40 Zoning Districts along State Street between Broadway and Skiff Street.

The Commission asked questions and Mr. Pellegrino, and Andrew Ciaccio, owner of Art's TV & Appliance, responded.

Mr. Carlson asked for public comment.

1. Mary White, of Summer Lane, asked questions about the proposal and Attorney Pellegrino responded.

There being no further public comment, the Public Hearing was closed.

SITE PLANS:

3. #P21-24 Site Plan Application of Palco Construction, Applicant, Ulbrich Stainless Steels & Special Metals, Inc., Owner, relative to 55 Defco Park Road, (Map 95, Lot 23). Plan Entitled: Proposed Site Plan Application to the North Haven Planning and Zoning Commission, 55 Defco Park Road, North Haven, CT. Prepared by: BL Companies, Inc. Dated: September 7, 2021. Scale: 1"=30'. IL-80 Zoning District.

Mr. John Schmitz, Civil Engineer with BL Companies, presented the application to permit the construction of an approximately 330 square feet single story addition to the east side of this existing manufacturing building. He presented the site plan, and explained the site and stated that the proposed addition would allow for additional storage. A waiver of the requirement for sidewalks was requested.

DELIBERATION SESSION:

8-24 REFERRAL:

1. #P21-25 Application of the Town of North Haven for the replacement of the Toelles Road Bridge over the Quinnipiac River.

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

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

The 8-24 referral was approved.

PUBLIC HEARINGS:

2. #P21-23 Application of Bernard Pellegrino, Esq., Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Sections 2.2.1.2, 2.3.2.2 and 4.4.1 to permit Multiple Family Housing Units in CB Zoning Districts along State Street between Broadway and Skiff Street.

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

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

The application was denied.

SITE PLANS:

3. #P21-24 Site Plan Application of Palco Construction, Applicant, Ulbrich Stainless Steels & Special Metals, Inc., Owner, relative to 55 Defco Park Road.

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

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

The application was approved with appropriate conditions.

OTHER:

- 37 Pond Hill Road, Lot Modification

Attorney John Parese, with Parrett, Porto, Parese, and Colwell of Hamden, representing property owners of 37 Pond Hill Road, gave an overview of the previous approval and explained the request of a waiver of public water in exchange for eliminating the ability to build on referenced “Lot 4” of the subdivision.

Owner, Elizabeth Prete asked the Commission to approve the request.

The Commission asked questions and Attorney Parese responded.

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

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

The request was denied.

- 165 Washington Avenue, Tree Assessment

Mr. Mike Fetzner, applicant, requested approval to replace three unhealthy trees.

Mr. Giulietti moved to approve the request, subject to the submission and approval of a replanting plan; Mr. Cummings seconded the motion. The Commission voted as follows:

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

The request was approved for tree removal, subject to the submission and approval of a replanting plan.

EXTENSIONS: None

CORRESPONDENCE:

- ZEO Report

The Correspondence was briefly discussed.

BONDS:

- #P06-25, 828 Thompson Street

The bond release request will be removed from the agenda until the applicant returns with a status update.

CHANGES OF USE:

- 1899 Hartford Turnpike

Mr. Fredricksen, Land Use Administrator, stated that the applicant requests for this item to be heard at the 8 November 2021 meeting.

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

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

The change of use was continued to the 8 November 2021 meeting.

- 8 Devine Street

Mr. Noah Meyer, representing the owner, is requesting a change of use from a fitness center to medical offices.

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

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

The change of use was approved.

- 394 Washington Avenue

Mr. Aref Almontaser, requested a change of use from a liquor store to a convenience store.

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

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

The change of use was approved.

MINUTES:

- September 13, 2021

Mr. Giulietti moved to approve the September 13, 2021 meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 9:15 PM.