

APPROVED 5-18-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 19, 2021 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
Roderick Williams, Alternate

MEMBERS ABSENT:

Paul J. Weymann, 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 7:06 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 were none.

PUBLIC HEARINGS:

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

The Commission elected to hear Applications #P20-38S and #P20-38 together.

1. #P20-38S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.

2. #P20-38 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application to permit the redevelopment of this approximately 3 acre property from a church to a private school for grades 7 through 12. He stated that the applicant proposes to repurpose the existing church structure and construct a new, approximately 7,800 square feet, two story academic building. Mr. Lee gave an overview of the prior approval of the State School located on Mansfield Road. He discussed letters of support written by Pastor Rivers, and Steven DiCapua and stated that 213 letters in favor have been received and submitted.

Ms. Julie Montcastle with the Slate School, presented photos and discussed the curriculum and the philosophy of the Slate School on Mansfield Road and for the proposed Upper School. Then, she explained the approach to learning and answered questions from the Commission.

Mr. Jason Williams, Landscape Architect with SLR Consulting, presented a site map and discussed the neighborhood and the homes surrounding the site. He presented a site plan and a drawing of the existing property and explained the native plants, grasses, trees, and ornamental species that are proposed for the site.

Mr. David Sullivan, Professional Engineer with SLR Consulting, explained the traffic study and discussed the proposed vehicle trip analysis entering and exiting the proposed school.

Mr. Michael Galante with Hardesty & Hanover, further discussed a traffic analysis and traffic estimates.

Mr. Paolo Campos, Architect with Patriquin Architects, spoke about the changes proposed for the existing church and presented drawings. He also presented aerial views of the site and floorplans of the proposed buildings. Mr. Campos explained the learning approach with the buildings.

The questions of the Commission were answered by all representatives for the applications.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P20-38S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road.

Mr. Giulietti moved to continue 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 continued to a Special Meeting to be scheduled for 18 May 2021.

SITE PLANS:

2. #P20-38 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road.

Mr. Giulietti moved to continue 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 continued to a Special Meeting to be scheduled for 18 May 2021.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE:

- 8 Devine Street

Mr. Richard Lee requested a change of use from a health club to a medical office.

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

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

The change of use was approved.

MINUTES: None

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Carlson seconded the motion. The meeting was adjourned at 10:09 PM.

