

APPROVED 6-15-2021
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, May 18, 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
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 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 Continuation of the 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 Continuation of the 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, gave an overview of the application and discussed the comments and questions of the Town Staff.

Mr. Tom Daly, Engineer 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. Paolo Campos, Architect with Patriquin Architects, discussed the lighting revisions to the site plan. He stated that the site will not have any motion sensors or light trespass. Mr. Campos answered questions of the Commission.

Mr. Carlson asked for public comment in favor of the application.

1. John Ginnetti of 34 Mather Street in Hamden, spoke in favor of the application.
2. Doug Davie of 182 Ives Street, spoke in favor of the application.
3. Sara Lambert of 2271 Ridge Road, spoke in favor of the application and stated that the Slate Upper School would be a good neighbor.
4. Kathy Longley of 2262 Ridge Road, stated that the school would be a beautiful improvement to the neighborhood and is in favor.
5. Peter Longley of 2262 Ridge Road, stated that he trusts the applicants and is in favor.
6. Katie O'Shaughnessey of 180 Forest Hill Road, spoke in favor of the application and likes the thoughtful environmental design.
7. Loree Crowder of 270 Ridgewood Avenue in Hamden, spoke in favor. She likes the different hands-on approach to learning.
8. Paolo Sellari of Shelton, spoke in favor of the application and believes it will add to the community.
9. Mark Trojanowski of Northford, is in favor of the school and stated that they are good stewards of the land.
10. Ron Penton of 132 Pool Road, stated that the curriculum will benefit the students and the town and is in favor.
11. Joel Mastroianni of Hamden, stated that he enthusiastically supports the application.
12. Andrea Nezat of 26 Dorance Street in Hamden, supports the applicants and stated that they are 100 percent committed to the environment.
13. Greg Aurora of 144 South New Road in Hamden, spoke in favor and stated that the Mansfield Road school follows environmentally friendly practices.
14. Tom Lambert of 2271 Ridge Road, supports both schools and likes their methods of teaching.
15. Ellie Mountcastle of 109 Ridgewood Avenue, spoke in favor of the curiosity based learning.
16. Katie Kessler of 26 Cromwell Road, stated that she is in full support of the Upper School.

17. Dan Pflug of Easton, stated that the Slate School provides a one of a kind education for his daughter and are looking to relocate to North Haven.
18. Eugeniya Fedotova of Woodbridge, stated that the Upper School will strengthen the community.
19. Dale Kroop of 161 Thornton Street in Hamden, is impressed with the environmental design.
20. Jen Giering of 74 Mowry Street, Supports the Alternative Educational Opportunities.
21. Danielle Ginnetti of 73 Whitney Ridge Terrace, spoke in favor of both schools.
22. Stephen Mara of 380 Mansfield Road, spoke in favor and stated that the school will provide numerous opportunities.
23. Jen Giering spoke for her husband George Giering and stated that he is in favor of the application.
24. Bob Labanara of 130 Millbrook Road, spoke in favor and stated that the application is a “gift”.
25. Liz Dorney of Milford, spoke in favor of the application.
26. Joellen Wickwire of 78 Ridgewood Avenue, stated that she has retired from teaching and is in support of the application.
27. Bruce Ditman of Hamden, stated that the Slate School displays a great treatment of the land.
28. Edward Williams of 12 Hunting Ridge in Hamden, spoke in support and stated that children are excited to learn there.
29. David Starkey of 460 Central Avenue in New Haven, stated he is in full support.
30. Nicole Casbarro of Hamden, loves the school’s missions and values.
31. Donna Levine of 23 LeGrand Road, stated that the Upper School would be a great asset to the town.
32. Jane Nowosadko of 1030 Hartford Turnpike, spoke in favor and stated that the school is parklike.
33. Sheila Brantley of 42 Rolf Road in Hamden, stated that the Slate School has proven it’s commitment to community.
34. Jeff Kenney of 20 Townline Road, stated that they offer a great education.
35. Alicia Burr of 41 Kings Highway, stated that the school on Mansfield Road has a good record and creates no traffic issues.
36. Sid Levine of 23 LeGrande Road, spoke in favor of the application.
37. Steve Fitzgerald of 34 River Road, stated that this project is good for the neighborhood.
38. Mary Quinn Devine of 196 Rock Road, endorses the application and the plans.
39. Anthony Fisser of 150 Kings Highway, stated that the application has an excellent track record.
40. Charlotte Luzzi of 105 Kings Highway, stated that the Slate School on Mansfield Road is an exceptional neighbor.
41. Jesse Rinck of 26 Cromwell Road, is in full support of the application.
42. Brett Pellegrino of 519 Whitney Avenue, teaches at the Mansfield Road campus and stated that the Upper School will build the community.
43. Prema Vora of East Haven, stated that the school will bring an unparalleled education.
44. Sarah Reed of 1980 Hartford Turnpike, stated that she is excited about their vision and mission.

45. Chris Powell of 29 Mountain View Terrace, appreciates that the project is caring for the environment.
46. Abran Smith of Cheshire, is in strong support of curiosity driven learning.
47. Stephanie Ball of Easton, likes the school's philosophy.
48. Tracy Hayes of Cromwell, stated that the school's sense of community is unmatched.
49. Julie Bossenberry of 80 Tokeneke Drive, spoke in favor of the application.
50. Shane Quinn of 11 Sherwood Drive, likes the curiosity driven learning.
51. Lisa Bach of 1298 Hartford Turnpike, likes the healthy and friendly environment.
52. Lila Chandra of 1825 Ridge Road, spoke in favor of the application.
53. Lisa Dabkowski of 66 Sugar Hill Road, stated that the project would make the property flourish.
54. Averi Kelly of 64 Tenneson Avenue, is impressed with the school's approach.
55. Gjina Ahmetaj of 401 Ives Street spoke in favor of the application.
56. Ms. Vucetej, spoke in support of the application.
57. Marcus Satavu of 1298 Hartford Turnpike, is excited about the Upper School project.
58. Uliks Ahmetaj of North Haven, stated that the traffic is not a problem and is in support.

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

DELIBERATION SESSION:

PUBLIC HEARINGS:

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

The application was continued to a Special Meeting to be scheduled for 15 June 2021.

SITE PLANS:

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

The application was continued to a Special Meeting to be scheduled for 15 June 2021.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE: None

MINUTES:

- April 19, 2021

Mr. Cummings moved to approve the April 19, 2021 meeting minutes; Mrs. Ranciato-Viele 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. Giulietti moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 10:09 PM.