

**APPROVED 6-7-21  
TOWN OF NORTH HAVEN, CONNECTICUT  
MINUTES OF THE  
PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, May 3, 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  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

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

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:01 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 #P21-06 has been postponed to the 7 June 2021 meeting.

**8-24 REFERRAL:**

1. #P21-13 Application of the Town of North Haven for the sale of a 3,213 SF (0.07 acre) parcel located at the end of Sellot Street.

Mr. Giulietti recused himself from the application and Mr. Weymann sat.

Mr. J. Andrew Bevilacqua, Town Engineer presented the 8-24 Referral to permit the sale of a portion of land in the Town right-of-way on Sellot Street, to the abutting land owner.

## **PUBLIC HEARINGS:**

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

2. #P21-07 Subdivision Application of K.S. Development, LLC, Applicant & Owner, for four (4) lots, relative to 120 Half Mile Road, (Map 24, Lot 36). Plan Entitled: Land of K.S. Development, LLC, Half Mile Road, North Haven, Connecticut. Prepared by: Summer Hill Civil Engineers & Land Surveyors, P.C. Dated: 2-1-21. Scale: 1"=50'. R-40 Zoning District.

Ms. Rosalind Page, Land Surveyor, presented the application to permit the subdivision of this 9.77 acre parcel into four (4) lots, the northwesternmost of which would contain the existing single family residence currently on the parcel. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 24 March 2021 meeting (#I21-03). She stated that all four lots will be serviced by wells and she discussed the QVHD approval of soil testing. Ms. Page also stated that the applicant is requesting a waiver of the requirement for sidewalks.

Mr. Kyle Samuel of Wallingford discussed the proposed sprinklers and basement holding tanks.

The Commission asked questions and Ms. Page responded.

Mr. Carlson asked for public comment.

1. Louis Durato of 96 Half Mile Road asked about setbacks and is in favor of the application.

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

## **SITE PLANS:**

3. #P21-06 Site Plan Application of John Cifarelli, Applicant & Owner, relative to 97 Defco Park Road, (Map 95, Map 27). Plan Entitled: Existing Conditions, Property Located at #97 Defco Park Road, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 2/19/2021. Scale: 1"=30'. IL-80 Zoning District.

This application has been postponed to the June 7, 2021 meeting.

4. #P21-09 Site Plan Application of Twelve Percent, LLC, Applicant, 450 Sackett Point Associates, LLC, Owner, relative to 341 State Street, (Map 35, Lot 25). Plan Entitled: Proposed Patio, 341 State Street, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 03.23.2021. Scale: 1"=20'. IL-30 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman Hodge, LLC, presented the application intended to permit the permanent approval of an approximately 35' x 80' outdoor

seating area on the north side of the Twelve Percent Brewery. He discussed the changes proposed for the size of the patio since getting temporary approval administratively through the Land Use office. Mr. Rotondo stated that they have no issue with the comments of the town staff.

Owner, Alex Blank further discussed the application and answered questions from the Commission.

5. #P21-10 Site Application of 144 Washington Avenue, LLC, Applicant & Owner, relative to 146 Washington Avenue, 5 Monroe Street & 8 Blakeslee Avenue, (Map 73, Lots 34, 35 & 32). Plan Entitled: Proposed Development, 144 Washington Ave (Route 5 North Haven, Connecticut. Prepared By: BL Companies. Dated: 04/08/2021, rev. 4/28/2021. Scale: 1"=20'. CB-20/R-12 Zoning Districts.

Attorney Dennis Ceneviva, with the Ceneviva Law Firm, presented the application to permit the construction of a new, approximately 7,300 square feet, single story building for retail and restaurant uses. He described the property and stated that a Starbucks coffee shop with a drive thru is proposed as well as a Five Guys restaurant. The remaining two units are proposed to contain retail tenants.

Mr. John Mancini, with BL Companies, gave an overview of the proposed project and explained the access to the site. He presented the site plan and described the drive thru bypass lane and the proposed queue for the Starbucks tenant. Mr. Mancini then presented the Landscaping Plan, Lighting Plan, Drainage Plan, and Floorplan.

Ms. Pat Padlaw with BL Companies, discussed the traffic study report and answered questions from the Commission.

Mr. Lou Proto with the Proto Group, stated that the two proposed restaurant tenants have signed a lease.

The Commission asked questions and Mr. Mancini responded.

6. #P21-11 Site Plan Application of Centek Engineering, Applicant, Parker Hannifin Corporation, Owner, (Map 95, Lot 21), relative to 33 Defco Park Road. Plan Entitled: Property Located at #33 Defco Park Road, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 3/30/2021. Scale: 1"=30'. IL-80 Zoning District.

Mr. Weymann recused himself from the application and Mr. Solimene sat.

Mr. James Pretti, Engineer with Criscuolo Engineering presented the application requesting approval to permit the construction of an approximately 7,400 square feet single story addition to the south side (rear) of this existing manufacturing building. The Zoning Board of Appeals approved a request to enlarge this existing non-conforming building at their 15 April 2021 meeting. Mr. Pretti presented the site plan and discussed the proposed modifications to the site. He stated that the applicant is requesting a waiver of the requirement for sidewalks.

Mr. Jason Tabak with Petra Construction discussed a prior comment regarding noise.

The Commission asked questions and Mr. Pretti responded.

**DELIBERATION SESSION:**

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

**8-24 REFERRAL:**

1. #P21-13 Application of the Town of North Haven for the sale of a 3,213 SF (0.07 acre) parcel located at the end of Sellot Street.

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

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

The 8-24 Referral was approved.

**PUBLIC HEARINGS:**

2. #P21-07 Subdivision Application of K.S. Development, LLC, Applicant & Owner, for four (4) lots, relative to 120 Half Mile Road.

Mr. Giulietti moved to approve the application without a waiver of the sidewalk requirement; 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.

**SITE PLANS:**

4. #P21-09 Site Plan Application of Twelve Percent, LLC, Applicant, 450 Sackett Point Associates, LLC, Owner, relative to 341 State Street.

Mr. Giulietti moved to continue the application to the 7 June 2021 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The application was continued to the 7 June 2021 meeting.

5. #P21-10 Site Application of 144 Washington Avenue, LLC, Applicant & Owner, relative to 146 Washington Avenue, 5 Monroe Street & 8 Blakeslee Avenue.

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

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

The application was approved with appropriate conditions.

6. #P21-11 Site Plan Application of Centek Engineering, Applicant, Parker Hannifin Corporation, Owner, (Map 95, Lot 21), relative to 33 Defco Park Road.

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

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Solimene – aye

The application was approved with appropriate conditions.

**OTHER:** None

**EXTENSIONS:**

- #P20-09 & #P20-09A, 370 Universal Drive North

Mr. Fredricksen discussed the request for one (90) ninety day extension for the application.

Mr. Giulietti moved to approve the extension. Mr. Carlson seconded the motion. The Commission voted as follows:

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

The extension was approved.

**ENFORCEMENT:** None

**CORRESPONDENCE:**

- ZEO Report
- CT Federation of Planning and Zoning Agencies-Spring 2021

The Correspondence was briefly discussed.

**BONDS:**

- #P06-25, 828 Thompson Street (*continued from 4/5/21*)

Mr. Giulietti moved to continue the bond release to the 7 June 2021 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The bond release was continued.

- #P08-20, 39A Upper State Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$15,000.00.

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

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

The bond release was approved.

- #P18-97, 224 Quinnipiac Avenue

Mr. Giulietti moved to continue the bond release to the 7 June 2021 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The bond release was approved.

- #P20-08, 158 Washington Avenue

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

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

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

The bond release was approved.

**CHANGES OF USE:** None

**MINUTES:**

- April 5, 2021

Mr. Giulietti moved to approve the April 5, 2021 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann -aye

**ADJOURN:**

There being no further business, Mr. Wilson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 10:55 PM.