

APPROVED 7-12-2021
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Tuesday, June 15, 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. Giuliatti
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 stated that there were members of the public that because of time constraints, were not able to speak at the last meeting. Mr. Lee then called for those individuals to speak in favor of the application.

1. Olegs Volincuks of 1039 Racebrook Road in Woodbridge, spoke in favor of the application and stated that his family would like to relocate to North Haven,
2. Chris Watkins of 116 Buell Street, stated that he is impressed with the focus of the land.
3. Tony Rescigno of East Haven, stated that the application would bring the town value.
4. Tom Woodruff of 11 Crestview Drive, spoke in favor and is impressed with their concern for the meadows and existing habitats.
5. Chris Hayes of Cromwell, stated that he would like to move his family to North Haven and is in support of the application.
6. Amy Grotzke of 52 Northside Road, stated that she is in favor and the site is gorgeous.
7. Oliver Durant spoke in favor of the application and stated that the school would be a great addition to North Haven.
8. Erik Scaranuzzo of 2350 Ridge Road, stated that the project will beautify the neighborhood.
9. John Pappakeaney, stated that the school would be an asset to the town.
10. Letter read in by Attorney Tim Lee: Jacqueline Fitzgerald is in favor of the application and feels that it would be a big benefit to the town.
11. Letter read in by Attorney Tim Lee: Shawn Mahovich is in favor of the application and feels that negatives will not occur.

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

1. Mary White of 67 Summer Lane, spoke in opposition to the application. She stated that the location would be an overdevelopment of the site which is in a R40 zoning district. Mrs. White then stated that it would propose a public health and safety hazard.
2. John Acanpora of 5036 Ridge Road, spoke in opposition to the application. He stated that the proposed project is not appropriate for the site and would create potential traffic safety hazards.
3. Attorney John Parese, spoke in opposition to the application. He stated that the application is inappropriate and too ambitious for the site and does not satisfy special permit requirements of POCD.
4. Brian Miller, Planning Consultant of the Miller Planning Group, presented his findings and discussed potential issues with the project.
5. Jim Bubaris, Traffic Engineer, discussed his traffic review. He stated that the road was not intended for the proposed use and will have an adverse impact on traffic.
6. Dan O'Neill, Professional Engineer, shared his analysis and traffic report. He discussed his concerns with trip distribution and sight line issues.
7. Clint Brown, Professional Engineer with Loureiro Engineering, stated the issues that he found with the proposal which included the size of the site, and high disturbance impact.

8. John LoMonte, Real Estate Appraiser, discussed his views on how the proposed project would negatively affect property values.
9. Ken Henrici of 27 Regency Drive, spoke in opposition and stated that the site is too small.

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 the 12 July 2021 meeting.

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 the 12 July 2021 meeting.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE: None

MINUTES:

- May 18, 2021

Mr. Giulietti moved to approve the May 18, 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; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:02 PM.

