

**DRAFT**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, January 3, 2022 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  
Paul J. Weymann, Alternate  
Mark Parisi, Alternate

**MEMBERS ABSENT:**

Roderick Williams, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Laura A. Magaraci, Zoning Enforcement Officer  
Jennifer Coppola, Town Counsel  
Pam Miller, Clerk  
Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Mr. Michael J. Freda, First Selectman, opened the meeting at 6:48 p.m. for the purpose of electing a Chairman, Vice Chairman and Secretary for the Commission. For the office of Chairman of the Planning & Zoning Commission, Mr. Wilson nominated Mr. Carlson. Mrs. Ranciato-Viele seconded the nomination; all were in favor. The Commission elected Mr. Carlson to the office of Chairman. For the office of Vice Chairman, Mr. Cummings nominated Mr. Wilson; Mr. Carlson seconded the nomination; all were in favor. Mr. Wilson was elected Vice Chairman. Then, for the office of Secretary, Mr. Giulietti nominated Mrs. Ranciato-Viele. Mr. Cummings seconded the nomination; all were in favor. Mrs. Ranciato-Viele was elected Secretary. Mr. Freda then congratulated and thanked all the members of the Commission.

Mr. Carlson, Chairman, opened the regular meeting at 6:55 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 applications

#P21-29 and #P21-29A have been continued to the 7 February 2022 meeting at the request of the applicant/owner.

**PUBLIC HEARINGS:** None

**SITE PLANS:**

1. #P21-29 Continuation of the Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

This application has been continued to the February 7, 2022 meeting.

2. #P21-29A Continuation of the CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

This application has been continued to the February 7, 2022 meeting.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:** None

**SITE PLANS:** None

**OTHER:**

- 381 State Street – continued to the 7 February 2022 meeting.

**EXTENSIONS:** None

**CORRESPONDENCE:** None

**BONDS:**

- #P17-32, 342 Washington Avenue – continued to the 7 February 2022 meeting.
- #P04-37, 10 Blue Hills Road – continued to the 7 February 2022 meeting.

**CHANGES OF USE:**

- 1899 Hartford Turnpike – continued to the 7 February 2022 meeting.
- 336 State Street, Unit #5 – continued to the 7 February 2022 meeting.

**MINUTES:**

- December 6, 2021– continued to the 7 February 2022 meeting.

**ADJOURN:**

There being no further business, Mr. Giulietti moved to adjourn; Mr. Carlson seconded the motion. The meeting was adjourned at 6:58 PM.