

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

Minutes of the Planning & Zoning Commission meeting held on Monday, December 6, 2021 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate, sitting
Mark Parisi, Alternate

MEMBERS ABSENT:

Richard E. Wilson, Vice-Chairman
Paul J. Weymann, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk
Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:01 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 the Election of Officers, application #P21-29 and #P21-29A have been continued to the 3 January 2022 meeting.

PUBLIC HEARINGS: None

SITE PLANS:

1. #P21-26 Continuation of the Site Plan Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.

2. #P21-26A Continuation of the CAM Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.

The Commission elected to hear Applications #P21-29 and #P21-29A together.

Mrs. Ranciato-Viele recused herself from the applications.

Attorney Joseph Porto, with Parrett Porto Parese & Colwell in Hamden, presented the applications seeking approval for outdoor storage in accordance with Section 10.1.3.25. Additionally, approval of an area of the property for outdoor storage of trucks and trailers is being sought. Attorney Porto gave an overview of the application and answered questions of the Commission asked at the 8 November 2021 meeting. He discussed the parking areas, the Inland Wetlands soils and further discussed the areas proposed for outdoor storage.

The Commission asked additional questions and Attorney Porto responded.

3. #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 January 3, 2022 meeting.

4. #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 January 3, 2022 meeting.

DELIBERATION SESSION:

PUBLIC HEARINGS: None

SITE PLANS:

1. #P21-26 Continuation of the Site Plan Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

2. #P21-26A Continuation of the CAM Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

OTHER:

- 165 Washington Avenue (*continued from 11-8-21*) This request has been postponed to the January 3, 2022 meeting.

- Appointment of Open Space Committee Representative

Mrs. Ranciato-Viele moved to elect Mr. Cummings as a representative to the Open Space Advisory Committee. Mr. Giulietti seconded the motion. The Commission voted as follows:

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

- 195 McDermott Road

Mr. George Kochera presented the request to relocate a new standby generator onto a new pad in the area of the sterilizer addition.

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

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

The request was approved.

- Discussion of legislation on cannabis and accessory apartments with presentation by counsel. This request has been postponed to the January 3, 2022 meeting.

EXTENSIONS:

- #P20-12, 346 State Street

Mr. Fredricksen discussed the request for one (6) six month extension for the application.

Mr. Cummings moved to approve the extension. Mr. Williams seconded the motion.

The Commission voted as follows:

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

The extension was approved.

CORRESPONDENCE:

- ZEO Report
- Town of Hamden-Zoning Amendment
- Town of Wallingford-Zoning Amendment
- Connecticut Federation Quarterly Newsletter, Fall 2021

The Correspondence was briefly discussed.

BONDS:

- #P06-25, 828 Thompson Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release and stated that the conditions have been met.

Mrs. Ranciato-Viele moved to approve the bond release; Mr. Williams seconded the motion. The Commission voted as follows:

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

The bond release was approved.

CHANGES OF USE:

- 1899 Hartford Turnpike

Mr. Fredricksen, Land Use Administrator, stated that the request will be heard at the 3 January 2022 meeting.

- 8 Massimo Drive

Mr. Greg MacMillen is requesting a change of use from storage to a personal training/fitness

facility. Mr. Zachary Paier described his personal training business which is currently located in Hamden.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

The change of use was approved.

- 510 Washington Avenue

Mr. Fredricksen, Land Use Administrator, explained the request for a change of use from retail to medical office.

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

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

The change of use was approved.

MINUTES:

- November 8, 2021

Mr. Cummings moved to approve the November 8, 2021 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Williams – aye

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Williams seconded the motion. The meeting was adjourned at 8:33 PM.