

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

Minutes of the Planning & Zoning Commission meeting held on Monday, February 7, 2022 via Zoom videoconference, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
James J. Giulietti
Brian Cummings, acting Secretary
Paul J. Weymann, Alternate, sitting
Roderick Williams, Alternate
Mark Parisi, Alternate, sitting

MEMBERS ABSENT:

Richard E. Wilson, Vice-Chairman
Theresa Ranciato-Viele, Secretary

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:03 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:

Mr. Weymann read the call for the first Public Hearing:

The Commission elected to hear Applications #P22-02S and #P22-02 together.

1. #P22-02S Special Permit Application, as authorized by Section 11.1, of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432

Washington Avenue, (Map 90, Lot 59 and Lot 58). Plan Entitled: Proposed Parking Expansion, 432 Washington Street & 12 Glenn Road. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: January 7, 2022. Scale: 1"=30'. CB-40/R-12 Zoning Districts.

5. #P22-02 Site Plan Application of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432 Washington Avenue, (Map 90, Lot 59 and Lot 58). Plan Entitled: Proposed Parking Expansion, 432 Washington Street & 12 Glenn Road. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: January 7, 2022. Scale: 1"=30'. CB-40/R-12 Zoning Districts.

Attorney Bernard Pellegrino, with The Pellegrino Law Firm, presented the application to permit the expansion of the existing parking areas for this Easter Seals Goodwill facility onto the adjacent property, 12 Glenn Road, which they have entered into an agreement to purchase. He explained the proposed expansion of the site and stated that the uses will not change.

Marcus Puttock, Engineer, with Godfrey-Hoffman and Associates, presented the site plan, described the proposed changes, including the storage of vans.

J. Andrew Bevilacqua, Town Engineer, discussed the drainage system.

The Commission asked questions and Mr. Puttock responded.

Mr. Carlson asked for public comment.

1. Mary White of Summer Lane asked a question about the proposed plantings.

Attorney Pellegrino addressed the public comment.

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

Mr. Weymann read the call for the last Public Hearing:

2. #P22-01 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Proposed Mauro Motors Pre-Owned Automotive Sales & Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: SLR. Dated: June 7, 2019, rev. January 7, 2022. Scale: 1"=40'. CB-40 Zoning District.

Mr. Rock Emond, Engineer with SLR Engineering, presented the application intended to modify the Site Plan (#P20-07) approved by the Commission 6 July 2020. He presented the site plan, aerial map and explained the proposed modifications which includes a building expansion. He then discussed the storm water management plan.

The Commission asked questions and Mr. Emond responded.

Mr. Carlson asked for public comment.
There being no public comment, the public hearing was closed.

SITE PLANS:

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

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.
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 mission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

Attorney Jeffrey Bausch, with Locus Realty, presented the site plan and described the vegetative buffer. He discussed the application to permit the construction of a new 14,000 square feet, single story building to be used as a trucking facility. Additionally, approval is being sought for the outdoor storage of vehicles (buses), construction equipment, construction material and asphalt millings.

Mr. Chris Gagnon, Engineer with BL Companies, presented the site plan and described the site. He explained the proposed location of the dumpsters, location of materials storage and the landscaping plan.

Alan A. Fredricksen, Land Use Administrator, discussed the buffer requirements.

The Commission asked question and Mr. Bausch and Mr. Gagnon responded.

Mr. John Acampora, Applicant, discussed the application and the storage of buses. He then withdrew the request for the storage of buses.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P22-02S Special Permit Application, as authorized by Section 11.1, of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432

Washington Avenue.

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

Carlson – aye Giuliatti – nay Cummings – aye Weymann – aye Parisi – aye

The application was approved with appropriate conditions.

2. #P22-01 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue.

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

Carlson – aye Giuliatti – aye Cummings – aye Weymann – aye Parisi – aye

The application was approved with appropriate conditions.

SITE PLANS:

3. #P21-29 Continuation of the Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue.

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

Carlson – aye Giuliatti – aye Cummings – aye Weymann – aye Parisi – aye

The application was approved with appropriate conditions.

4. #P21-29A Continuation of the CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue.

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

Carlson – aye Giuliatti – aye Cummings – aye Weymann – aye Parisi – aye

The application was approved with appropriate conditions.

5. #P22-02 Site Plan Application of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432 Washington Avenue.

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The application was approved with appropriate conditions.

OTHER:

- Discussion of legislation on cannabis and accessory apartments with presentation by Counsel - continued to the 15 February 2022 meeting.
- #P21-10 & #P21-18, 144 Washington Avenue

Ms. Suz King with BL Companies, presented the request to allow site plan revisions.

Mr. Weymann moved to approve the request; Mr. Parisi seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The request was approved.

- #P21-20, 560 Universal Drive North

Attorney Amy Souchuns, representing Chick-Fil-A, presented the request to allow a site plan revision regarding the drive-thru lanes.

Mr. Giulietti moved to continue the request to the 7 March 2022 meeting; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The request was continued.

- #P20-19, 15 Cottontail Lane-Subdivision Plan revision

J. Andrew Bevilacqua, Town Engineer discussed the request to allow minor modifications to the site plan

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The request was approved.

- 200 Universal Drive North

Mr. William Slater with Kimley Horn, presented the request to allow a larger on-line order pick-up area in the parking lot of Target.

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The request was approved.

- 160 State Street

Mr. Fredricksen discussed the request to allow a storage container for snow removal equipment in the winter season only.

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The request was approved.

EXTENSIONS:

- #P20-30, 441/445/447 Washington Avenue

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

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The extension was approved.

- #P20-32, Grasso Avenue

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

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The extension was approved.

CORRESPONDENCE: None

BONDS:

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

CHANGES OF USE:

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

Mr. Michael DiGioia, requested a change of use from storage to a window tinting business.

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

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

The change of use was approved.

MINUTES:

- December 6, 2021

Mr. Cummings moved to approve the December 6, 2021 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

- January 3, 2022

Mr. Giulietti moved to approve the January 3, 2022 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Cummings – aye Weymann – aye Parisi – aye

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 11:28 PM.