

APPROVED 11-1-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 3, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Paul Weymann, Vice Chairman
Roderick Williams, Alternate
John Troiano, 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 applications #P22-11 and #P22-11S, are continued to the 1 November 2022 meeting, and that #P22-19 and #P22-20 are postponed to the 1 November 2022 meeting.

PUBLIC HEARINGS:

This application has been continued to the November 1, 2022 meeting.

1. #P22-11S Continuation of the Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District

This application has been postponed to the November 1, 2022 meeting.

2. #P22-19 Resubdivision Application of Frank P. Muzio Jr., Applicant & Owner, for two (2) lots, relative to 1934 Hartford Turnpike, (Map 94, Lot 6). Plan Entitled: Proposed Resubdivision, 1934 Hartford Turnpike, North Haven, Connecticut. Prepared by: John Paul Garcia & Assoc. Dated: 8/9/22, rev. 8-31-22. Scale: 1"=30'. R-20 & R-40 Zoning Districts.

SITE PLANS:

This application has been continued to the November 1, 2022 meeting.

3. #P22-11 Continuation of the Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.

The Commission elected to hear Applications #P22-17 and #P22-17A together.

4. #P22-17 Site Plan Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road, (Map 43, Lots 1 & 2). Plan Entitled: Outdoor Storage Yard, P.V. Solar Panel Array and Parking Expansion. Prepared by: Cabezas-DeAngelis, LLC. Dated: 05 May 2022. Scale: 1"=40'. IG-80 Zoning District.
5. #P22-17A CAM Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road, (Map 43, Lots 1 & 2). Plan Entitled: Outdoor Storage Yard, P.V. Solar Panel Array and Parking Expansion. Prepared by: Cabezas-DeAngelis, LLC. Dated: 05 May 2022. Scale: 1"=40'. IG-80 Zoning District.

Mr. Chris DeAngelis, Professional Engineer with Cabezas – DeAngelis, LLC, presented the application to permit the installation of a ground mounted solar array, outdoor storage for a landscaping contractor as well as the addition of an eleven-space parking lot, with four (4) electric car charging stations.

Tenant, Michael Romano with Romano Landscaping explained the materials and equipment, stored on the site.

Mr. Kyle Perry summarized the project for the proposed solar array.

Mr. Nicholas Granata, LEP with Tighe & Bond, explained the site and discussed the remediation plan.

This application has been postponed to the November 1, 2022 meeting.

6. #P22-20 Site Plan Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive, (Map 6, Lot 3). Plan Entitled: Proposed Automotive Use (Sales and Service), 150 Universal Drive, North Haven, Connecticut. Prepared by: SLR. Dated: August 19, 2022. Scale: 1"=80'. IL-30 Zoning District.

DELIBERATION SESSION:

Mrs. Ranciato-Viele moved to go into deliberations; Mr. Cummings seconded the motion. All were in favor.

PUBLIC HEARINGS: None

SITE PLANS:

4. #P22-17 Site Plan Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road.

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

Carlson – aye Ranciato-Viele – aye Cummings – aye Giuliatti – aye Parisi – aye

The application was approved with appropriate conditions.

5. #P22-17A CAM Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road.

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

Carlson – aye Ranciato-Viele – aye Cummings – aye Giuliatti – aye Parisi – aye

The application was approved with appropriate conditions.

OTHER:

- #P22-09, 346 State Street

Mr. Fredricksen, presented the request for site plan modifications to add air conditioning condensing units.

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

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

The request was approved.

EXTENSIONS:

- #P22-10, 87 Warner Road

Mr. Fredricksen discussed the request for two (2) ninety (90) day extensions.

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

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

CORRESPONDENCE:

- ZEO Report
- Town of Hamden, Public Act 21-29

The Correspondence was briefly discussed.

BONDS:

- #P20-01, 77 & 83 North Hill Road

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

- #P18-45, 381 State Street

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

- #P19-15, 67 Old Broadway

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

- #P20-24, 384 State Street

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

- #P18-42, 411 Universal Drive

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

- #P21-08, 80 Old Broadway West

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release.

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

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

The bond release was approved

CHANGES OF USE:

- 105 Washington Avenue

Ms. Yvette Jimenez discussed the request for a change of use from an oil change facility to a hand carwash business.

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

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

The change of use was approved.

MINUTES:

- 12 September 2022

Mr. Cummings moved to approve the September 12, 2022 meeting minutes; Mr. Parisi seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:02 PM.

