

**APPROVED 12-5-22**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Tuesday, November 1, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Paul Weymann, Vice Chairman  
James J. Giulietti  
Brian Cummings, acting Secretary  
Mark Parisi, Alternate  
John Troiano, Alternate, sitting

**MEMBERS ABSENT:**

Theresa Ranciato-Viele, Secretary  
Roderick Williams, 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 7:05 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 Fredricksen stated that applications #P22-11 and #P22-11S, have been withdrawn by the applicant.

**8-24 REFERRAL:**

1. #P22-21      Application of the Town of North Haven, on behalf of the Max Sinoway Baseball League, requesting permission to build a wrap around roof connected to the existing clubhouse/snack bar building at 282 Quinnipiac Avenue.

Mr. Steve McNamara, with Max Sinoway Baseball, presented the 8-24 referral and drawings to the Commission and discussed the proposed project.

The Commission asked questions and Mr. McNamara responded.

## **PUBLIC HEARINGS:**

2. #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This application has been withdrawn by the applicant.

Mr. Cummings read the call for the Public Hearing:

3. #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.

Mr. Luke Sofair, Engineer with John Paul Garcia & Associates, presented the application to permit the resubdivision of this approximately 3 acre parcel into one (1) residential building lot and one (1) non-building lot. He stated that the Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral (#I22-08) on 26 October 2022. Mr. Sofair then presented the site plan and discussed the drainage system and the rain garden. A waiver of the requirement of sidewalks was requested.

The Commission asked questions and Mr. Sofair responded.

Mr. Carlson asked for public comment.

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

## **SITE PLANS:**

4. #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.

This application has been withdrawn by the applicant.

5. #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.

Attorney Timothy Lee, with Fasano, Ippolito & Lee of New Haven, representing the applicant, presented the application to permit the change of use of approximately 21,300 square feet of the approximately 25,000 square feet northernmost building of the three (3) buildings located on this approximately 4.3 acre property, from a fitness center to an automobile dealer. He stated that a Special Permit/Certificate of Location was approved for a Car Dealer's License by the Zoning Board of Appeals on 20 October 2022 (#22-09).

Mr. Rock Emond, Civil Engineer with SLR Consulting, presented the site plan and described the site. He stated that one building is proposed to be renovated and that a waiver of the requirement of sidewalks is requested.

Applicant, Giovanni Petruzzello, of 81 Green Lane in Durham, CT, answered a question of the Commission regarding the garage door and loading dock. He then gave an overview of his business and stated that he reviewed the comments of the town staff and has no issue.

The Commission asked further questions and Mr. Petruzzello and Mr. Emond responded.

**DELIBERATION SESSION:**

Mr. Weymann moved to go into deliberations; Mr. Troiano seconded the motion. All were in favor.

**8-24 REFERRAL:**

1. #P22-21 Application of the Town of North Haven, on behalf of the Max Sinoway Baseball League, requesting permission to build a wrap around roof connected to the existing clubhouse/snack bar building at 282 Quinnipiac Avenue.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Troiano – aye

The application was approved.

**PUBLIC HEARINGS:**

3. #P22-19 Resubdivision Application of Frank P. Muzio Jr., Applicant & Owner, for two (2) lots, relative to 1934 Hartford Turnpike.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Troiano – aye

The application was approved with appropriate conditions.

**SITE PLANS:**

5. #P22-20 Site Plan Application of Legends Auto Boutique, LLC, Applicant, AMMB Associates Limited Partnership, Owner, relative to 150 Universal Drive.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Troiano – aye

The application was approved with appropriate conditions.

**OTHER:**

- #P07-08, 37 Pond Hill Road

Elizabeth Prete, owner, presented the request to remove the requirement to provide city water to their subdivision.

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

Carlson – aye Weymann – aye Giulietti – nay Cummings – aye Troiano – aye

The request was approved.

**EXTENSIONS:** None

**CORRESPONDENCE:**

- ZEO Report
- East Haven Text Amendment
- Hamden Text Amendment
- Hamden Text Amendment
- Hamden Zoning Regulation Amendment

The Correspondence was briefly discussed.

**BONDS:**

- 342 Washington Avenue

This bond release did not have representation present.

**CHANGES OF USE:**

- 410 Universal Drive North

Mr. John Brown, with Metro Mattress, discussed the request for a change of use from a bank to retail.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Troiano – aye

The change of use was approved.

**MINUTES:**

- 3 October 2022

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

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

**ADJOURN:**

There being no further business, Mr. Cummings moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 8:23 PM.

