

**APPROVED 1-9-23**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, December 5, 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  
Theresa Ranciato-Viele, Secretary  
James J. Giulietti  
Brian Cummings  
Roderick Williams, Alternate  
Mark Parisi, Alternate

**MEMBERS ABSENT:**

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 7:00 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 there were no additions or deletions, but that the matter concerning 37 Pond Hill Road was moved from “Correspondence” to “Other”.

**PUBLIC HEARINGS:**

Mrs. Theresa-Ranciato Viele read the call for the first Public Hearing:

1. #P22-22 Application of Attorney John A. Parese, Applicant, proposed Amendment to the North Haven Zoning Regulations to modify Section 5.2.1.12 to permit commercial tractor trailer operator (CDL) training schools in Industrial IG Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney John Parese, with Parrett, Porto, Parese, and Colwell of Hamden, presented this proposed amendment to permit commercial tractor trailer operator (CDL) training schools in Industrial IG Zoning Districts.

Mr. James Gregorio, with Bozzuto's, Inc., explained the process of training drivers.

Mr. David Falt, with Bozzuto's, Inc., discussed the site and stated that the project will have minimal impact on the neighborhood.

The Commission asked questions and Mr. Parese and Mr. Gregorio responded.

Mr. Carlson asked for public comment.

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

Mrs. Theresa-Ranciato Viele read the call for the last Public Hearing:

2. #P22-24S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Leslie Navarro, Applicant, Alpine Plaza, LLC, Owner, relative to 630 Washington Avenue, (Map 101, Lot 92). Plan Entitled: Site Plan for Alpine Plaza, LLC. "Existing Conditions Survey". Prepared By: Anthony Mello, Jr. L.S. Scale: 1"=20'. CB-40 Zoning District.

Ms. Leslie Navarro presented the application to permit the issuance of a Certificate of Location for a liquor permit for a new bar and grill at this 630 Washington Avenue location. She then answered questions of the Commission.

Mr. Carlson asked for public comment.

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

#### **SITE PLANS:**

3. #P22-23 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Site Plan Modification-Building Addition, Sprinter and Pre-Owned Sales and Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: SLR International Corp. Dated: November 7, 2022. Scale: 1"=40'. CB-40 Zoning District.

Mr. Thomas Daly, Engineer with SLR, presented the application to modify the Site Plan (#P22-01) approved by the Commission for this parcel on 7 February 2022. A Special Permit/Certificate of Location was approved for a Car Dealer's License by the Zoning Board of Appeals on 17 May 2018 (#18-10). He discussed the site plan changes since the prior approval and presented drawings of the property. He stated that he has no issues with the comments of the town staff.

The Commission asked questions and Mr. Daly responded.

**DELIBERATION SESSION:**

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

**PUBLIC HEARINGS:**

1. #P22-22 Application of Attorney John A. Parese, Applicant, proposed Amendment to the North Haven Zoning Regulations to modify Section 5.2.1.12 to permit commercial tractor trailer operator (CDL) training schools in Industrial IG Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

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

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

The application was approved with appropriate conditions.

2. #P22-24S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Leslie Navarro, Applicant, Alpine Plaza, LLC, Owner, relative to 630 Washington Avenue.

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

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

The application was approved with appropriate conditions.

**SITE PLANS:**

3. #P22-23 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue.

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

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

The application was approved with appropriate conditions.

**OTHER:**

- #P07-08, 37 Pond Hill Road

Mr. James J. Giulietti, Commissioner, gave an update of the agenda item of 37 Pond Hill Road, heard and voted at the November 1, 2022 meeting.

Mr. Eugene Czako, 24 Fawn Ridge Road, discussed his letter to the Commission, dated November 12, 2022.

After a brief discussion, the Commission agreed to refer this matter to the Town Attorney for an opinion on proper process.

**EXTENSIONS:** None

**CORRESPONDENCE:**

- Connecticut Federation of Planning & Zoning Agencies, Quarterly Newsletter, Fall 2022.

The Correspondence was briefly discussed.

- Appointment of Open Space Committee Representative

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

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

**BONDS:**

- 845 Middletown Avenue

Mr. 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 Weymann – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The bond release was approved.

- 32-38 Sackett Point Road

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

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

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

The bond release was approved.

**CHANGES OF USE:**

- 132 Middletown Avenue

Mr. Mark Glassman, Realtor, 962 Boston Post Road, Milford, discussed the request for a change of use from a restaurant to a barber shop/salon.

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

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

The change of use was approved.

**MINUTES:**

- 1 November 2022

Mr. Giulietti moved to approve the November 1, 2022 meeting minutes; Mr. Weymann seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Weymann seconded the motion. The meeting was adjourned at 8:15 PM.