

**APPROVED 4-4-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, March 7, 2022 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
Paul J. Weymann, Alternate, sitting
Mark Parisi, Alternate

MEMBERS ABSENT:

Richard E. Wilson, Vice-Chairman

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
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 7:00 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 none.

PUBLIC HEARINGS: None

SITE PLANS: None

OTHER:

- #P21-20, 560 Universal Drive North (*continued*)

Attorney Amy Souchuns, representing Chick-Fil-A, presented the request to allow a site plan revision regarding the drive-thru lanes. She explained the operations of the managed drive-thru and answered questions of the Commission.

Joe Fonseca, Professional Engineer with Bohler Engineering, presented the site plan which detailed the drive-thru queuing, ordering and pick-up patterns.

Sarah Gaudiano, applicant and business owner, answered questions regarding the slowest and busiest times of the day from opening to closing.

Mr. Giulietti moved to approve the modification of the condition of the above referenced approval that concerns the drive thru service operation to require a “managed” drive thru system as previously described each day only from 11:30 am until closing. Additionally, it shall be at the restaurant operator’s discretion to reduce the drive thru operation to a single lane, with no outdoor employees, during extreme weather conditions such as extreme cold or electrical storms.

Mr. Cummings seconded the motion. The Commission voted as follows:

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

The request was approved with conditions.

Discussion of Public Act No. 21-1 AN ACT CONCERNING RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS. The Commission will be receiving information regarding cannabis establishment uses. **Public comment will be received by the Commission and North Haven residents and property owners and other interested persons are encouraged to attend and offer their comments.**

Jennifer Coppola, Town Counsel, opened the discussion for public input regarding the possibility of permitting cannabis licensees in North Haven.

1. Justin Frytz of 212 Half Mile Road in East Haven, stated that he would be interested in opening a Cannabis retail store in North Haven. He discussed the process of applying for a retail license and the proposed hours of operation.
2. Jamie Campbell, with Buds Goods and Provisions, stated that he is operating a retail store in Massachusetts and explained the lottery process in Connecticut.
3. Ray Pantalena, with Affinity Health and Wellness, stated that he owns a dispensary in New Haven and is interested in opening a location in North Haven.
4. Dave Melillo, with H. Pearce Company, stated that he has a client that may be interested in obtaining a grower’s license.

5. Mary White, 67 Summer Lane, stated that she is opposed to any Cannabis business in town and is representing 9 people. She is requesting that the town prohibit the sale or growing of Cannabis.
6. Tom White, 67 Summer Lane, spoke in opposition and asked the Commission to vote no.
7. Lee Fermo, 62 Juniper Drive, spoke in opposition and asked the Commission to vote no.
8. Marge Quinn of Juniper Drive spoke in opposition.
9. Joseph DiMartino of Papa Lane spoke in opposition.
10. Bob Sheehy, 2 Rose Lane, stated that he would need to do more research.

DELIBERATION SESSION:

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

PUBLIC HEARINGS: None

SITE PLANS: None

EXTENSIONS: None

CORRESPONDENCE:

- ZEO Report
- Connecticut Federation of Planning and Zoning, Winter 2022
- Town of North Branford Text Amendment
- Town of Wallingford Text Amendment
- Town of Hamden Text Amendment

The Correspondence was briefly discussed.

BONDS:

- #P04-37, 10 Blue Hills Road

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release which will be continued to the 4 April 2022 meeting.

- #P18-45, 381 State Street

J. Andrew Bevilacqua, Town Engineer presented the request for a bond release and stated that it is not eligible for release at this time.

CHANGES OF USE: None

MINUTES:

- 7 February 2022

Mr. Parisi moved to approve the February 7, 2022 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

- 15 February 2022

Mr. Cummings moved to approve the February 7, 2022 meeting minutes; Mr. Parisi seconded the motion. The Commission voted as follows:

Carlson – aye Ranciato-Viele – aye Giulietti – aye Cummings – 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 9:36 PM.