

APPROVED 5-2-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 4, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM and through remote access.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate, sitting
Paul J. Weymann, Alternate
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 7:02 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 #P22-03, #P22-03A, and #P22-04 are postponed to the 2 May 2022 meeting.

PUBLIC HEARINGS: None

SITE PLANS:

1. #P22-03 Site Plan Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1"=20'. IL-30 Zoning District.

This application has been postponed to the May 2, 2022 meeting.

2. #P22-03A CAM Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1"=20'. IL-30 Zoning District.

This application has been postponed to the May 2, 2022 meeting.

- 3.#P22-04 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Proposed Change of Use Plan, 48 Giles Avenue, North Haven, Connecticut. Prepared by: BL Companies. Dated: 10/07/2021. Scale: 1"=40'. IG-80 Zoning District.

This application has been postponed to the May 2, 2022 meeting.

OTHER:

- #P19-15, 67 Old Broadway East

Mr. Robert Simone, owner, presented the request to add a propane tank behind the garage.

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

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

The request was approved.

- #P21-20, 600 Universal Drive North

Mrs. Suzanne King, with BL Companies, presented the request to allow minor modifications to the approved site plan.

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

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

The request was approved.

- #P14-12, 409 Washington Avenue

Mr. Brian Philips, with Langan Engineering, presented the request to allow minor modifications to the approved site plan.

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

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

The request was approved.

- Discussion of Public Act No. 21-1 AN ACT CONCERNING RESPONSIBLE AND
EQUITABLE REGULATION OF ADULT-USE CANNABIS.

Jennifer Coppola, Town Counsel, presented the Cannabis legislation to the Commission and described Public Act 21-1. Members of the Commission asked questions and Attorney Coppola answered.

Jennifer Coppola, Town Counsel, opened the discussion to the public.

1. Leonda Fermo, Juniper Drive – spoke in opposition and stated that she is concerned with the youth.
2. Marge Quinn, 62 Juniper Drive – spoke in opposition.
3. Mary White, Summer Lane – spoke in opposition and read studies regarding negative impacts of Cannabis.
4. James White, Summer Lane – spoke in opposition and asked for a Cannabis ban. He read studies done on Cannabis use.
5. Tom White, Summer Lane – spoke in opposition and discussed revenue from sales.

- Discussion of Public Act No. 21-29 as it pertains to accessory apartments/accessory dwelling units.

Attorney Coppola discussed Public Act No. 21-29 as it pertains to accessory apartments/accessory dwelling units and answered questions of the Commission. She explained the opt out process. This item is continued to the 2 May 2022 meeting.

- Discussion of Public Act No. 21-29 as it pertains to parking.

Attorney Coppola discussed the Public Act No. 21-29 as it pertains to parking and answered questions of the Commission. This item is continued to the 2 May 2022 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARINGS: None

SITE PLANS: None

EXTENSIONS:

- #P21-01 & #P21-01S, 404-412 Washington Avenue

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

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

CORRESPONDENCE:

- ZEO Report

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 2 May 2022 meeting.

CHANGES OF USE: None

MINUTES:

- 7 March 2022

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

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Williams seconded the motion. The meeting was adjourned at 8:43 PM.

