

**APPROVED 6-6-22**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, May 2, 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  
Roderick Williams, Alternate, sitting  
Paul J. Weymann, Alternate

**MEMBERS ABSENT:**

Richard E. Wilson, Vice-Chairman  
Brian Cummings  
Mark Parisi, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Jennifer Coppola, Town Counsel  
Pam Miller, Clerk  
Sotonye Otunba-Payne, Stenographer

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:08 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, #P22-04, #P22-06, #P22-08 and #P22-08S are postponed to the 6 June 2022 meeting.

**PUBLIC HEARINGS:**

1. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units. A copy of said Public Act will be posted with this Notice in the Town Clerk’s Office and available on the Planning and Zoning Commission’s page on the Town website at <https://www.town.north-haven.ct.us/>.

Alan A. Fredricksen, Land Use Administrator, presented the item and stated that at the last meeting the Commission requested that the process be commenced to “opt out” of this requirement.

Mr. Carlson asked for public comment.

1. Rick Bassett, Victor Road - spoke in opposition to opting out. He stated that the town needs more affordable housing. He is in favor of Public Act No. 21-29.
2. Tom White, Summer Lane – spoke in opposition to Public Act No. 21-29 and asked that the Commission opt out.
3. Joe DeMartino, Papa Lane – spoke in opposition of Public Act No. 21-29.
4. Marge Quinn, Juniper Drive – stated that she agrees with Mr. White and Mr. DeMartino.

Jennifer Coppola, Town Counsel addressed the public comment and spoke to the Commission regarding the process of opting out.

2. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2(d)(9) and 8-2p) pertaining to parking. A copy of said Public Act will be posted with this Notice in the Town Clerk’s Office and available on the Planning and Zoning Commission’s page on the Town website at <https://www.town.north-haven.ct.us/>.

Jennifer Coppola, Town Counsel, discussed Public Act No. 21-29.

Mr. Carlson asked for Public Comment.

Mr. White and Mr. DeMartino’s comments for item #1 are also applicable to item #2.

3. #P22-08S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale 1”=40’. R-40 Zoning District.

This application has been postponed to the June 6, 2022 meeting.

#### **SITE PLANS:**

4. #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 June 6, 2022 meeting.

5. #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 June 6, 2022 meeting.

6. #P22-04 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: 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 June 6, 2022 meeting.

7. #P22-05 Site Plan Application of John Zyrlis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126). Plan Entitled: Warehouse-2-Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: 3-18-22, rev. 4-7-22. Scale: 1"=20'. IL-80 & IG-80 Zoning Districts.

John Zyrlis, P.E. with TPI Design Group, presented the application to modify application #P21-19, approved by the Commission on 13 September 2021 to permit the outdoor storage of up to six (6) trucks owned by a potential tenant for the building, a landscaping contractor. He explained the proposed site plan which includes adding 6 parking stalls for truck storage.

The Commission asked questions and Mr. Zyrlis responded. The Commission requested that the owner and/or tenant be present at the next meeting.

The application was continued to the 6 June 2022 meeting.

8. #P22-06 Site Plan Application of Andy Ciaccio, Applicant, 92 State Street, LLC, Owner, relative to 92, 90 & 84 State Street, (Map 58, Lots 108, 109 & 110). Plan Entitled: Site Plan, Commercial Park, 92 State Street, North Haven, CT, Property of 92 State Street, LLC. Prepared by: Christopher G. Bell, P.E. Dated: March 31, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.

This application has been postponed to the June 6, 2022 meeting.

9. #P22-07 Site Plan Application of The North Haven Fair Association, Inc., Applicant & Owner, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Existing Conditions Properties Located at Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/19/2011, rev. 4/5/2022. Scale: 1"=50'.

## CB-40 & R-12 Zoning Districts.

Jeanne Lewis, with the North Haven Fair Association, presented the application to permit the enlargement of an existing pavilion structure. She stated that they are proposing to add a second story to the structure to allow for storage.

The Commission asked questions and Ms. Lewis responded.

10. #P22-08 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale: 1"=40'. R-40 Zoning District.

This application has been postponed to the June 6, 2022 meeting.

11. #P22-09 Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Site Plan of Property of 346 State Street LLC, 346 State Street (Route 5), North Haven, Connecticut. Prepared by: CW International. Dated: March 3, 2020, rev. April. 7, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.

Mr. George Cotter, P.E. with CW International in Cheshire CT, presented the application to permit modifications to a prior application, #P20-12, approved by the Commission on 6 July 2020. The modifications are intended to permit vehicular circulation around the entirety of the rear building. He stated that the application proposed to add 3400 square feet of paved area and to relocate the dumpster. He then explained the changes to the landscaped islands and the storm drains.

Mr. Robert Calderon further discussed the proposed project.

The Commission asked questions and Mr. Cotter and Mr. Calderon responded.

### **DELIBERATION SESSION:**

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

### **PUBLIC HEARINGS:**

1. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 "An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut's Development and Future" (codified at Connecticut General Statutes Section 8-20) pertaining to accessory apartments or accessory dwelling units. A copy of said Public Act will be posted with this Notice in the Town Clerk's Office and available on the Planning and

Zoning Commission's page on the Town website at <https://www.town.north-haven.ct.us/>.

Mr. Giulietti moved to opt out from the provisions of Public Act No. 21-29 concerning Accessory Apartments for all of the reasons discussed during the public hearing; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The motion to opt out was approved.

2. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units. A copy of said Public Act will be posted with this Notice in the Town Clerk’s Office and available on the Planning and Zoning Commission’s page on the Town website at <https://www.town.north-haven.ct.us/>.

Mr. Giulietti moved to opt out from the provisions of Public Act No. 21-29 concerning parking requirements for all of the reasons discussed during the public hearing; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The motion to opt out was approved.

**SITE PLANS:**

7. #P22-05 Site Plan Application of John Zyrlis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126). Plan Entitled: Warehouse-2-Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: 3-18-22, rev. 4-7-22. Scale: 1”=20’. IL-80 & IG-80 Zoning Districts.

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

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

The application was continued to the 6 June 2022 meeting.

9. #P22-07 Site Plan Application of The North Haven Fair Association, Inc., Applicant & Owner, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Existing Conditions Properties Located at Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/19/2011, rev. 4/5/2022. Scale: 1”=50’.

CB-40 & R-12 Zoning Districts.

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

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

The application was approved with appropriate conditions.

11. #P22-09 Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Site Plan of Property of 346 State Street LLC, 346 State Street (Route 5), North Haven, Connecticut. Prepared by: CW International. Dated: March 3, 2020, rev. April. 7, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.

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

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

The application was approved with appropriate conditions.

**OTHER:** None

**EXTENSIONS:** None

**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.

Mr. Williams moved to deny the bond release; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

The bond release was denied.

**CHANGES OF USE:**

- 276 State Street

Angelo Graziano, requested a change of use from service to a chiropractic office.

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

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

The change of use was approved.

- 1872 Hartford Turnpike

Jessica Freire, requested a change of use from service to office/retail.

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

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

The change of use was approved.

**MINUTES:**

- 4 April 2022

Mrs. Ranciato-Viele moved to approve the April 4, 2022 meeting minutes; Mr. Weymann seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Gilietti seconded the motion. The meeting was adjourned at 8:34 PM.