

APPROVED 7-11-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

There will be an ORGANIZATIONAL MEETING of the Planning & Zoning Commission to elect a new Vice Chairman on Monday, June 6, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m. to consider the following applications:

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Paul J. Weymann, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate
Mark Parisi, Alternate

MEMBERS ABSENT:

None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Leslie Carney, Clerk
Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:03 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that the applications #P22-10, #P22-06 and #P22-04 have been postponed and applications #P22-03 & #P22-03A have been withdrawn by the applicant.

VICE CHAIRMAN ELECTION:

Mr. Paul J. Weymann was nominated by Mr. Brian Cummings; Ms. Theresa Ranciato-Viele seconded the nomination.

The Commission voted as follows:

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

The nomination was approved.

8-24 REFERRAL:

1. #P22-12 Application of the Town of North Haven for the construction of a 16' x 20' pavilion to be located at Ridge Road Elementary School.

Mr. Tyson Nagler, PTA Treasurer presented the request for an 8-24 Referral to allow a covered pavilion structure to be constructed on school grounds.

PUBLIC HEARING:

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

The Commission elected to hear Applications #P22-08S and #P22-08 together.

2. #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.

SITE PLAN:

9. #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.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application to permit the construction of the new Slate Upper School.

The Commission asked questions and Attorney Lee responded.

Mr. Tom Daly from SLR Consulting, discussed the project in further detail.

Ms. Suzanne Schore from SLR Consulting, spoke in reference to the landscaping on the property.

Mr. David Sullivan, Professional Engineer with SLR Consulting, discussed the traffic study and answered questions regarding car speeds and traffic flow.

Mr. Paolo Campos, Architect from Patriquin Architects, spoke in regards to the construction and layout of the proposed school site

The Commission asked questions and Mr. Daly, Ms. Schore and Mr. Sullivan responded.

Mr. Carlson asked for public comment.

1. Steve Fitzgerald of 34 River Road spoke in favor and that the school is a great steward of the environment.
2. Lisa Bok of 1298 Hartford Turnpike is in favor and stated that the school is a great environmental option
3. Tom White of Summer Lane is in favor and stated this is a good plan for the new school.
4. Crystal Sessa & Justin Sessa of 1053 Harford Turnpike spoke in favor and have children at the first school.
5. Tammy Ulbrich of 211 Montowese Avenue is highly in favor. She is affiliated with The Boys & Girls Club.
7. Kathy Longley of 2262 Ridge Road spoke in favor.
8. Julie Bossenberry of 80 Tokeneke spoke in favor.
9. Katy Kessler-Rinck of 26 Cromwell Road spoke in favor and is the Curator at The Slate School.
10. Kelly Campanelli of 1080 Hartford Turnpike spoke in favor and is The Narrator at The Slate School.
11. Thomas Lambert of 2271 Ridge Road spoke in favor.
12. Lana K. Ives of 369 Mansfield Road spoke in opposition relating to traffic safety, future expansion, drainage and open space.
13. Sandra Pragana of 108 Kings Highway spoke about concerns related to storm water drainage.
14. Maura Welch of 14 Kings Highway spoke about concerns related to cars speeding and traffic.
15. Steve Olenski of 108 Kings Highway spoke about concerns related to new apple tree plantings and storm water on Kings Highway.

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

Attorney Lee, thanked the commission for hearing the applications and hopes that the Commission will vote to approve.

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.
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.

These applications have been withdrawn by the applicant.

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.

The application was postponed by the applicant.

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.

Mr. Benjamin Sandweiss, the tenant, spoke about 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 his company.

The Commission asked questions and Mr. Sandweiss responded.

The applicant granted the Commission an extension to act on the application.

The application was continued to the July 11, 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 was postponed by the applicant.

DELIBERATION SESSION:

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

8-24 REFERRAL:

1. #P22-12 Application of the Town of North Haven for the construction of a 16' x 20' pavilion to be located at Ridge Road Elementary School.

Mr. James Giulietti moved to approve the application; Mr. Paul Weymann seconded the motion.

The Commission voted as follows:

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

The 8-24 Referral was approved.

PUBLIC HEARING:

2. #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.

SITE PLAN:

9. #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.

The Public Hearing for these applications was closed and the deliberations were continued to the July 11, 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).

The application was continued to the July 11, 2022 meeting.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE:

- Letter from Tom White

The Correspondence was briefly discussed.

BONDS:

- #P20-19, 15 Cottontail Lane

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

The bond release request was continued to the 11 July 2022 meeting.

CHANGES OF USE:

- 27 Dodge Avenue

Ms. Lynn Ann Weed introduced the two applicants in regards to the changes of use for 27 Dodge Avenue.

Ms. Jenna March, requested a change of use from motor vehicle repair to a fitness center.

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

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

The change of use was approved.

- 27 Dodge Avenue

Mr. Shemal Depani, requested a change of use from motor vehicle repair to a can & bottle redemption center.

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

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

The change of use was approved.

- 79 Washington Avenue

Mr. Igor Lotkin, requested a change of use from retail to a virtual entertainment center.

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

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

The change of use was approved.

MINUTES:

- 2 May 2022

Ms. Theresa Ranciato-Viele moved to approve the May 2, 2022 meeting minutes; Mr. Paul Weymann seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Ms. Theresa Ranciato-Viele moved to adjourn; Mr. Brian Cummings seconded the motion. The meeting was adjourned at 10:11 PM.