

**APPROVED 8-1-22**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, July 11, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 P.M.

**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:** None

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Pam Miller, Clerk  
Genevieve Bertolini, Stenographer

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:05 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 #P22-11S, #P22-04, and #P22-11 are postponed to the 1 August 2022 meeting.

**PUBLIC HEARINGS:**

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

1. #P22-10 Resubdivision Application of 94 Warner Associates, LLC, Applicant & Owner, for seventeen (17) lots, relative to 87 Warner Road, (Map 40, Lot 97). Plan Entitled: Proposed Resubdivision, Land N/F 94 Warner Associates, LLC, 87 Warner Road, North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated: February 21, 2022. Scale: 1"=80'. R-40 Zoning District.

John Knuff with Hurwitz, Sagarin, Slossberg & Knuff, LLC presented the application to permit the resubdivision of this property into 17 conventional, single family residential building lots. He discussed the open space land and the comments of the town staff.

Michael Bennett, Land Surveyor with Bennett and Smilas, stated that a new road is proposed (June Drive). He described the site plan and discussed the detention pond. An approval for a Permit to Conduct a Regulated Activity and a positive Subdivision Referral were given by the Inland Wetlands Commission on 22 June 2022 (#I22-02).

David Held, P.E, Project Manager with Provost and Rovero, presented the site plan and gave an overview of the proposed project. He explained the storm water management plan and stated that the construction of concrete sidewalks are proposed.

The Commission asked questions and Mr. Knuff and Mr. Held responded.

Mr. Carlson asked for public comment.

1. James Thomas, 101 Warner Road – asked questions regarding sewers, drainage and H.O.A. participation.
2. Robert Borrelli, 11 Timothy Drive – asked questions regarding sewers and the opening of the road.
3. Mike Cavaliere, 9 Timothy Drive – asked questions regarding drainage and the detention pond.
4. Patrick Looney, 107 Warner Road – commented on the addition of sidewalks.
5. Elizabeth Meyer, 99 Warner Road – asked question regarding curbs, storm drains and the capacity of the sewers.

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

2. #P22-11S Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale:1”=20’. LO Zoning District.

This application has been postponed to the August 1, 2022 meeting.

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

3. #P22-13S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Shirley Arrieta, Applicant, Market Square Associates, Owner, relative to 2001 Whitney Avenue, (Map 33, Lot 018). Plan Entitled: “As Built” Survey Map, Market Square Associates, #1995, #2001, #2003, & #2005 Whitney Avenue, North Haven, Connecticut. Prepared by: Gordon Bilides, P.E. & L.S. Dated: November 1, 2001, Revised: September 22, 2006. Scale: 1”=20’. CN-20 Zoning District.

Shirley Arrieta, Applicant, presented the application to permit the issuance of a Certificate of Location for a liquor permit for a new restaurant. She discussed the proposed hours of operation and stated that the restaurant would be named, "Latin Fusion Restaurant and Bar".

Mr. Carlson asked for public comment.

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

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

4. #P22-14S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of KJ Ventures LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue, (Map 85, Lots 5 & 6). Plan Entitled: Improvement Location Survey, "As-Built", Land of TFJA, LLC, Located at #323 Washington Avenue, North Haven, Connecticut. Prepared by: Winterbourne Land Services. Dated: June 30, 2006. Scale: 1"=30'. IL-30 Zoning District.

Jayesh Maher, presented the application to permit the change of ownership of this existing retail liquor store, originally approved by the Commission on 14 November 2005 (#P06-23).

Mr. Carlson asked for public comment.

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

#### **SITE PLANS:**

5. #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 August 1, 2022 meeting.

6. #P22-05 Continuation of the 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, with TPA Design Group, presented the application intended to modify application #P21-19, approved by the Commission on 13 September 2021 to permit the addition of 6 parking spaces for the outdoor storage of trucks and trailers. He stated that the potential tenant for the building, a landscaping contractor, would have no storage of other materials.

The Commission asked questions and Mr. Zyrlis responded.

The application was continued to the 1 August 2022 meeting to allow the property owner to attend and answer questions of the Commission.

7. #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.

Chris Bell, Professional Engineer, presented the application to permit the construction of a new 8,000 square feet warehouse building with a 2,640 square feet mezzanine, for storage at the existing Art's TV and Appliance store. He presented the site plan and described the parcel and stated that the project also proposes the construction of two 7,000 square feet business office structures. Mr. Bell discussed the comments of the town staff and presented his responses to the comments. The Landscaping and Lighting Plans were also discussed.

Andy Ciaccio, Applicant, stated that he proposed to complete the project in two Phases. He then explained the proposed parking and the buffer in the rear of the property.

The Commission asked questions and Mr. Bell responded.

The applicant requested that the application be continued to the 1 August 2022 meeting.

8. #P22-11 Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.

This application has been postponed to the August 1, 2022 meeting.

The Commission elected to hear Applications #P22-15 and #P22-15A together.

9. #P22-15 Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District.
10. #P22-15A CAM Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District.

John Zyrlis, with TPA Design Group, presented the application to permit the construction of a twelve space employee pick-up/drop-off area. He discussed the comments of the town staff and explained the Planting Plan.

The Commission asked questions and Mr. Zyrlis responded.

11. #P22-16 Site Plan Application of At Home, LLC, Applicant, August America LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: “At Home” at North Haven Commons, Site Plan Modification for Outdoor Storage, 370-376 Eagle Crossing, North Haven, Connecticut. Dated: June 3, 2022. Scale: 1”=50’. IL-80 Zoning District.

David Sacco, Professional Engineer with TPA Design Group, presented the application for a site plan revision to permit the addition of a trash compactor and fenced in trash “bale” storage area to the rear of the new “At Home” retail store.

The Commission asked questions and Mr. Sacco responded.

### **DELIBERATION SESSION:**

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

### **PUBLIC HEARINGS:**

1. #P22-10 Resubdivision Application of 94 Warner Associates, LLC, Applicant & Owner, for seventeen (17) lots, relative to 87 Warner Road.

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 Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

3. #P22-13S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Shirley Arrieta, Applicant, Market Square Associates, Owner, relative to 2001 Whitney Avenue.

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

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

The application was approved with appropriate conditions.

4. #P22-14S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of KJ Ventures LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue.

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

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

The application was approved with appropriate conditions.

- #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.

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 Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

**SITE PLANS:**

- 6. #P22-05 Continuation of the Site Plan Application of John Zyrlis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road.

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

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

The application was continued to the 1 August 2022 meeting.

- 7. #P22-06 Site Plan Application of Andy Ciaccio, Applicant, 92 State Street, LLC, Owner, relative to 92, 90 & 84 State Street.

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

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

The application was continued to the 1 August 2022 meeting.

- 9. #P22-15 Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road.

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

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

The application was approved with appropriate conditions.

10. #P22-15A CAM Application of John Zyrilis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road.

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

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

The application was approved with appropriate conditions.

11. #P22-16 Site Plan Application of At Home, LLC, Applicant, August America LLC, Owner, relative to 300 Universal Drive North.

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

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

The application was approved with appropriate conditions.

- #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. Subject to conditions.

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 Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

**OTHER:**

- #P21-08S & #P21-08, 80 Old Broadway West

Mr. Fredricksen, presented the request to add a condenser on the east side of the building.

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 Weymann – aye

The request was approved.

- 520 Pool Road

Alan A. Fredricksen, Land Use Administrator, presented the request for site plan revisions for handicapped accessibility.

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

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

The request was approved.

**EXTENSIONS:** None

**CORRESPONDENCE:** 2023 Meeting Dates

Mrs. Ranciato-Viele moved to approve the 2023 Meeting Dates; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

The Meeting Dates were approved.

**BONDS:**

- #P20-19, 15 Cottontail Lane

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

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

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

The bond release was approved.

- #P98-39 & #P98-40, 12 Washington Avenue

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



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

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

The bond release was approved.

**CHANGES OF USE:**

- 27 Dodge

LynnAnn Weed with Weed Realty, requested a change of use from motor vehicle repair to office/retail.

Mr. Weymann moved to approve the change of use; Mrs. 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

Stephen Burt, requested a change of use from motor vehicle repair to manufacturing.

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 Cummings – aye Weymann – aye

The change of use was approved.

- 27 Dodge

Robert Besch, requested a change of use from motor vehicle repair to manufacturing.

Mr. Giulietti moved to approve the change of use; Mr. 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.

**MINUTES:**

- 6 June 2022

Mrs. Ranciato-Viele moved to approve the June 6, 2022 meeting minutes; Mr. 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, Mrs. Ranciato-Viele moved to adjourn; Mr. Giulietti seconded the motion. The meeting was adjourned at 10:36 PM.