

APPROVED 9-12-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 1, 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
Brian Cummings
Roderick Williams, Alternate
Mark Parisi, Alternate

MEMBERS ABSENT:

James J. Giuliatti

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk
Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:01 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:

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

The Commission elected to hear Applications #P22-11 and #P22-11S together.

1. #P22-11S Special Permit 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.

5. #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.

Attorney Bernard Pellegrino, with the Pellegrino Law Firm in New Haven, presented the application intended to permit the construction of six (6) tennis courts in the northwest corner of this approximately 100 acre site that comprises the North Haven Campus of Quinnipiac University. He gave an overview of the application and discussed an advanced lighting plan; designed by Musco Lighting and also the explained the proposed parking areas.

Howard Pfrommer, Professional Engineer, presented the site plan and discussed the drainage patterns. He explained plans to protect the neighbors from light trespass with fencing and a planting plan.

Sal Filardi, with Quinnipiac University, explained the hours in which the tennis courts are used. He then discussed the landscaping and trash removal.

The Commission asked questions and Mr. Pellegrino and Mr. Filardi responded.

Mr. Carlson asked for public comment.

1. Ann Clark, 27 Bowling Green Drive – spoke in opposition. She is concerned with light trespass, traffic and noise.
2. Cheryl Colella, 39 Bradley Street – spoke in opposition. She is concerned with parking, traffic and the lighting.
3. Tom White, 67 Summer Lane – spoke in opposition. He is concerned that the project would have a negative impact on the neighbors.
4. Lisa Esterbrook, 35 Bradley Street – spoke in opposition. She is concerned with noise, lights, and traffic.
5. Peter Poppa – spoke in opposition and is concerned with light trespass.
6. Lynn Sadosky, Director of Public Works, Town of North Haven – spoke about the computerized lighting systems designed by Musco Lighting.

There being no further public comment, the public hearing was continued to the 12 September 2022 meeting, to allow the applicant to respond to the public comment.

SITE PLANS:

2. #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.

Jesse Langer, with Updike, Kelly & Spellacy, presented the application to permit the outdoor storage of operable buses. He presented Exhibit A; photos of the site.

Chris Gagnon, Professional Engineer with BL Companies, gave an overview of the proposal and discussed the prior application to the Planning and Zoning Commission.

John Acampora, owner and applicant, discussed prior tenants with the Commission.

The Commission asked further questions and Mr. Gagnon responded.

3. #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 to modify application #P21-19, approved by the Commission on 13 September 2021 to permit the outdoor storage of up to six (6) trucks. The Inland Wetlands Commission approval was granted by its duly authorized agent on 12 April 2022.

Joe Barnick, property owner, described the site and answered the questions of the Commission.

4. #P22-06 Continuation of the 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. Additionally, it is intended to permit two (2) 7,000 square feet business office structures, with 2,334 square feet mezzanines, on the western portion of the site. He presented the revised site plan and updated the Commission on the proposed project.

Andy Ciaccio, Applicant, explained the proposed two phases of the project and described the buffer.

The Commission asked questions and Mr. Bell and Mr. Ciaccio responded.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P22-11S Special Permit Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road.

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

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

The application was continued to the 12 September 2022 meeting.

SITE PLANS:

2. #P22-04 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue.

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

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

The application was approved with appropriate conditions.

3. #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 approve the application; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Ranciato-Viele – aye Cummings – nay Weymann – aye Williams – aye

The application was approved with appropriate conditions.

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

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

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

The application was approved with appropriate conditions.

5. #P22-11 Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road.

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

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

The application was continued to the 12 September 2022 meeting.

OTHER:

- 555 Pool Road

Lynn Sadosky, Director of Public Works, presented the request for site plan modifications to the Senior Housing facility at 555 Pool Road.

Richard Lopresti, with the North Haven Housing Authority, explained the location of the dumpster and plans to replace the elevator.

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

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

The request was approved.

- 20 Washington Avenue

Alan A. Fredricksen, Land Use Administrator, presented the request for the addition of a storage shed.

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

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

The request was approved.

EXTENSIONS:

- #P07-08, 37 Pond Hill Road

Mr. Fredricksen discussed the request for an extension until 5 October 2023.

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

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

CORRESPONDENCE:

- Town of Hamden, Text Amendment

The Correspondence was briefly discussed.

BONDS: None

CHANGES OF USE:

- 392/394 Washington Avenue

Lee Holtz, requested a change of use from retail to service.

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 Cummings – aye Weymann – aye Williams – aye

The change of use was approved.

MINUTES:

- 11 July 2022

Mrs. Ranciato-Viele moved to approve the July 11, 2022 meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Ranciato-Viele – aye Cummings – aye Weymann – 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 10:00 PM.

