

APPROVED 10-3-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, September 12, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Brian Cummings, acting Secretary
Roderick Williams, Alternate
Mark Parisi, Alternate
John Troiano, Alternate

MEMBERS ABSENT:

James J. Giulietti
Paul Weymann, Vice Chairman
Theresa Ranciato-Viele, Secretary

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 7:05 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 #P22-17, and #P22-17A are postponed to the 3 October 2022 meeting.

PUBLIC HEARINGS:

Mr. Cummings read the call for the Public Hearing:

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

1. #P22-11S Continuation of the 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.

2. #P22-11 Continuation of the 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, discussed the flow of traffic, and addressed the questions and comments of the town staff.

Howard Pfrommer, Professional Engineer, presented the site plan and discussed the proposed project. He then discussed the proposed fencing and the lighting plan.

Sal Filardi, with Quinnipiac University, stated that a meeting was held with neighboring property owners and that they discussed their concerns. He stated that if approved, construction would begin in the Summer of 2023 and would be completed in three months.

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

Mr. Carlson asked for public comment.

1. Mary White, Summer Lane – spoke in opposition. She is concerned for the welfare of the neighbors and stated that this project is out of character for the neighborhood.
2. Ann Clark, 27 Bowling Green Drive – spoke in opposition. She submitted a letter to the Commission; Exhibit 1. She stated that this application is a big change to the campus and will disturb the area.
3. Gary DeSimone, 5200 Ridge Road – is concerned with the intensity of the lights and asked the Commission to vote, No.

Attorney Pellegrino addressed the public comments.

There being no further public comment, the public hearing was continued to the 3 October 2022 meeting, to allow the applicant time to supply the Commission and the public with a list of Musco Lighting projects in the area.

SITE PLANS:

This application has been postponed to the October 3, 2022 meeting.

3. #P22-17 Site Plan Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 408 & 410 Sackett Point Road, (Map 43, Lots 2 & 1). Plan

Entitled: Proposed Outdoor Storage Yard, P.V. Solar Panel Array and Parking Expansion. Prepared by: Cabezas DeAngelis, LLC. Dated: 05 May 2022. Scale: 1"=40'. IG-80 Zoning District.

This application has been postponed to the October 3, 2022 meeting.

4. #P22-17A CAM Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 408 & 410 Sackett Point Road, (Map 43, Lots 2 & 1). Plan Entitled: Proposed Outdoor Storage Yard, P.V. Solar Panel Array and Parking Expansion. Prepared by: Cabezas DeAngelis, LLC. Dated: 05 May 2022. Scale: 1"=40'. IG-80 Zoning District.
5. #P22-18 Site Plan Application of Shore Ventures, III, LLC, Applicant & Owner, relative to 22 Broadway, (Map 67, Lot 1). Plan Entitled: Site Plan of 22 Broadway, North Haven, Connecticut. Prepared by: Fedus Engineering, LLC. Dated: June 27, 2022. Scale: 1"=20'. CA-20 Zoning District.

Attorney Bernard Pellegrino, with the Pellegrino Law Firm in New Haven, presented the application to permit the addition of two (2) porches, one on the south side and one on the east side of this existing office building. A small addition is proposed on the north side of the building as well as some landscaping improvements. Attorney Pellegrino stated that the use is not changing and presented Exhibit A; 6 historical photos of the building.

Gregg Fedus, Professional Engineer, presented the site plan and explained the proposed renovations. He then addressed the comments of the Town Engineer and presented the Landscaping Plan.

The Commission asked further questions and Mr. Fedus and Attorney Pellegrino responded.

DELIBERATION SESSION:

Mr. Cummings moved to go into deliberations; Mr. Parisi 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. Parisi moved to continue the application; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Cummings – aye Williams – aye Parisi – aye

The application was continued to the 3 October 2022 meeting.

SITE PLANS:

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

Mr. Williams moved to continue the application; Mr. Parisi seconded the motion. The Commission voted as follows:

Carlson – aye Cummings – aye Williams – aye Parisi – aye

The application was continued to the 3 October 2022 meeting.

5. #P22-18 Site Plan Application of Shore Ventures, III, LLC, Applicant & Owner, relative to 22 Broadway.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The application was approved with appropriate conditions.

OTHER:

- #P18-25, 6 Devine Street

Mr. Erik Lindquist, Professional Engineer with Tighe & Bond, presented the request to convert standard parking spaces to handicapped accessible parking spaces.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The request was approved.

EXTENSIONS:

- #P20-32, 2 Grasso Avenue

Mr. Fredricksen discussed the request for one (6) month extension.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

CORRESPONDENCE:

- ZEO Report
- Connecticut Federation of Planning & Zoning Newsletter, Summer, 2022
- Town of Hamden, Text Amendment

The Correspondence was briefly discussed.

BONDS:

- #P17-32, 342 Washington Avenue

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

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The bond release was denied.

CHANGES OF USE:

- 85 State Street

Mr. Fredricksen discussed the request for a change of use from service to retail.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The change of use was approved.

- 275 Valley Service Road

Mr. Sean Cassidy requested a change of use from a sports facility to a public safety testing facility.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The change of use was approved.

- 350 State Street

Ms. Jennifer Lacey requested a change of use from office to an adult rehabilitation center.

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

Carlson – aye Cummings – aye Williams – aye Parisi – aye Troiano – aye

The change of use was approved.

MINUTES:

- 1 August 2022

Mr. Parisi moved to approve the August 1, 2022 meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Cummings – aye Williams – aye Parisi – aye

ADJOURN:

There being no further business, Mr. Cummings moved to adjourn; Mr. Parisi seconded the motion. The meeting was adjourned at 9:03 PM.

