

APPROVED 3-6-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 9, 2023 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Paul Weymann, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate (sat in for James Giulietti on 342 Washington Avenue only)
Mark Parisi, Alternate
John Troiano, Alternate

MEMBERS ABSENT:

None

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:00 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 was a change under “other” that needs to be removed from the agenda for an Open Space Representative.

PUBLIC HEARINGS: None

SITE PLANS: None

8-24 REFERRAL:

1. #P22-25 Application of the Town of North Haven for the construction of a new band stand on the North Haven Green at 19 Church Street.

Ms. Lynn Sadosky, Director of Public Works for the Town of North Haven presented the application for the construction of a new band stand on the North Haven Green.

The Commission asked questions and Ms. Sadosky responded.

DELIBERATION SESSION:

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

8-24 REFERRAL:

1. #P22-25 Application of the Town of North Haven for the construction of a new band stand on the North Haven Green at 19 Church Street.

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

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

The application was approved.

OTHER:

- #P07-08, 37 Pond Hill Road

Mr. Carlson, Chairman, stated that the matter was reviewed by Attorney Jeffrey Donofrio of Ciulla and Donofrio. After a brief discussion, it was agreed upon that this modification to the original Subdivision application would be placed on the agenda for February 6, 2023 as a Public Hearing to allow interested parties to comment.

All Commission members agreed. No vote was necessary.

EXTENSIONS: None

CORRESPONDENCE: None

BONDS:

- 342 Washington Avenue

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

Questions were asked and J. Andrew Bevilacqua, Town Engineer responded.

Alan Fredricksen, Land Use Administrator responded to a question from the Commission.

The bond was not released.

CHANGES OF USE:

- 79-91 Washington Avenue

Mr. Jamil Azhari discussed the request for a change of use from retail to service (brow waxing).

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Paul Weymann seconded the motion.

The Commission voted as follows:

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

The change of use was approved.

- 342 State Street

Ms. Heather Fitzgerald, of Yellowbrick Real Estate, LLC, discussed the request for a change of use from a yoga studio to a real estate sales office.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Cummings seconded the motion.

The Commission voted as follows:

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

The change of use was approved.

MINUTES:

- 5 December 2022

Mrs. Ranciato-Viele moved to approve the December 5, 2022 meeting minutes; Mr. Weymann seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 7:28 PM.