

APPROVED 11-13-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 2, 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
James J. Giulietti
Brian Cummings, acting Secretary
Roderick Williams, Alternate
Mark Parisi, Alternate

MEMBERS ABSENT:

John Troiano, Alternate

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 7:03 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 there were none.

PUBLIC HEARINGS:

1. #P23-15S Continuation of the Special Permit Application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Proposed Parking Plan, 5100 Ridge Road, North Haven, Connecticut. Prepared by: SLR International Corporation. Dated: June 5, 2023. Scale: 1"=20'. R-40 Zoning District.

The application has been withdrawn by the applicant.

Mr. Cummings read the call for the Public Hearing:

2. #P23-17 Continuation of the Application of D.F.C. of Giles Avenue, LLC, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 8.15 to create a Billboard Overlay District in IL-80 and IG-80 zoning districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Attorney Dennis Ceneviva, of the Ceneviva Law Firm, presented the application to amend the Regulations to create a Billboard Overlay District which would permit the construction of Digital Billboards in certain areas and on certain properties in IL-80 and IG-80 zoning districts having frontage on Interstate Route 91. He gave an overview of the application and addressed the Commission's questions from last month's meeting.

Wayne Violette, Senior Landscape Architect with Bohler Engineering, presented Exhibit 2-A: Billboard maps which show the potential location of proposed digital billboards. He discussed the Distances of the proposed billboard location to the residential properties.

Dominic DiMartino, 920 South Colony Road in Wallingford, discussed his media business and introduced Cheng Qiar to discuss digital billboard lighting. He is an expert in the industry.

Chenq Qiar from Ontario Canada, spoke about how the lighting of digital billboards is measured. He discussed the light impacts and stated that the signs change in less than one second.

The Commission asked questions and Mr. Ceneviva, Mr. Violette, and Mr. Qiar responded.

Mr. Carlson asked for public comment.

1. Chris Edge spoke in favor of the application.
2. Jason Raposo spoke in favor of the application.
3. Rick Dellarocco spoke in favor of the application.
4. TJ Crissanti spoke in favor of the application.
5. John Malavenea spoke in favor of the application.
6. Mark Minotti spoke in favor of the application.
7. Mary Minotti spoke in favor of the application.
8. Dominic Liuzzi spoke in favor of the application.
9. Zachary Castel spoke in favor of the application.
10. Al Lauro spoke in favor of the application.
11. Dom Liuzzi spoke in favor of the application.
12. Phil Diana spoke in favor of the application.
13. Joseph DiMartino spoke in opposition to the application.
14. Mary White spoke in opposition to the application.
15. Michael Gray spoke in opposition to the application.
16. Helen Less spoke in opposition to the application.
17. Gary Dickensen stated that he needs more information.
18. Tom White spoke in opposition to the application.

There being no further public comment, the Public Hearing was closed and the Deliberations continued to the 13 November 2023 meeting.

BREAK: 8:37-8:47

SITE PLANS:

3. #P23-15 Continuation of the Site Plan Application of The Slate School Inc., Applicant & Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Proposed Parking Plan, 5100 Ridge Road, North Haven, Connecticut. Prepared by: SLR International Corporation. Dated: June 5, 2023. Scale: 1"=20'. R-40 Zoning District.

The application has been withdrawn by the applicant.

4. #P23-18 Site Plan Application of John Cifarelli, Applicant, J P K Unlimited LLC, Owner, relative to 97 Defco Park Road, (Map 95, Lot 27). Plan Entitled: Site Development Plan, #97 Defco Park Road, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering LLC. Dated: 2/19/2021, Revised 6/15/2021. Scale: 1"= 30'. IL-80 Zoning District.

Jim Pretti, Professional Engineer with Criscuolo Engineering, presented the application to permit site modifications to this property which contains a 22,180 square feet, single story industrial building which houses Pro-Klean. Mr. Pretti states that proposed improvements include modifications to the loading dock area as well as storm water quality and landscaping improvements. The Commission approved a change of use to permit Pro-Klean to occupy the building on 11 September 2017. An identical application (#P21-06) was approved by the Commission on 7 June 2021, but expired prior to execution.

The Commission asked questions and Mr. Pretti responded.

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mr. Weymann seconded the motion. All were in favor.

PUBLIC HEARINGS:

2. #P23-17 Continuation of the Application of D.F.C. of Giles Avenue, LLC, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 8.15 to create a Billboard Overlay District in IL-80 and IG-80 zoning districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Mr. Giulietti moved to Continue the Deliberations to the 13 November 2023 meeting; Mr. Weymann seconded the motion. The Commission voted as follows:

Carlson – aye Weymann – aye – Giulietti – aye Cummings – aye Williams - aye

The deliberations were continued to the 13 November 2023 meeting.

SITE PLANS:

4. #P23-18 Site Plan Application of John Cifarelli, Applicant, J P K Unlimited LLC, Owner, relative to 97 Defco Park Road.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Williams – aye

The application was approved with appropriate conditions.

OTHER:

- 6 Devine Street

Erik Linqvist, presented the request to add a mobile MRI unit.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Williams – aye

The request was approved.

- 410 Sackett Point Road

Rick Bozzuto, presented the request to add a back-up generator.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Williams – aye

The request was approved.

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE:

- 565 Washington Avenue

Elliot Rosa requested a change of use from office to a martial arts studio.

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

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Williams – aye

The change of use was approved.

MINUTES:

- 11 September 2023

Mr. Giulietti moved to approve the September 11, 2023 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Weymann – aye Giulietti – aye Cummings – aye Williams – aye

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Carlson seconded the motion. The meeting was adjourned at 9:06 PM.