

APPROVED 12-4-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, November 13, 2023 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
James J. Giulietti
Brian Cummings, acting Secretary
Roderick Williams, Alternate (sitting-vacancy)
Mark Parisi, Alternate (sitting for Paul Weymann)
John Troiano, Alternate (sitting on item #2 & #3 - Jim Giulietti recused himself)

MEMBERS ABSENT:

Paul Weymann, Vice Chairman

OTHERS PRESENT:

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

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:02 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. Mr. Carlson then spoke briefly in tribute to Mr. Giulietti who has chosen to leave the Commission after 24 years of service. Mr. Carlson acknowledged his many contributions to the Commission and the Town.

PUBLIC HEARINGS:

Mr. Cummings read the call for the first Public Hearing:

1. #P23-21 Subdivision application of Fusion Properties, LLC., Applicant & Owner, for two (2) lots, relative to 60 Maple Avenue, (Map 60, Lot 168). Plan Entitled: Record Subdivision Map, 60 Maple Avenue, North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 09-26-2023. Scale:1”=20’. R-20 Zoning District.

Mr. Marcus Puttock, P.E., presented the Subdivision application for this 1.37 acre parcel that will be divided into two residential building lots. He stated that the owner is not sure if he will sell the

lots before building the house. A waiver request was made to not install required sidewalks since there are none currently on that street.

The Commission asked questions and Mr. Puttock responded.

Mr. Carlson asked for public comment.

There being no public comment the hearing was closed.

Mr. Cummings read the call for the next Public Hearing:

2. #P23-22 Special Permit Application (as authorized by Section 8.10.1) of Vincenzo Barecchia, Applicant, Commercial Investment Group, LLC, Owner, relative to 117 & 109 Washington Avenue, (Map 73, Lots 9 & 5). Plan Entitled: Land of North Haven Shopping Center LLC, 109-117 Washington Avenue, North Haven, Connecticut. Prepared by: BL Companies. Dated: 03/17/2015. Scale: 1"=40'. CA-20 & IL-30 Zoning Districts.

The proposed change of use was heard together with the Special Permit application.

Attorney Lawrence Greenberg presented the Special Permit application for a new restaurant and liquor permit license. The applicant is an owner of Portofino's Restaurant group in New Haven which is a very established and successful business. A change of use was also submitted along with the Special Permit request.

The Commission asked questions and Attorney Greenberg answered.

Mr. Carlson asked for public comment.

Public Comment:

1. Salem Khan, of 11 Alexander Drive - spoke in favor.
2. Mary White, of Summer Lane - spoke in favor.

The public hearing was closed.

BREAK: 8:02-8:12

Mr. Cummings read the call for the first Site Plan:

SITE PLANS:

3. #P23-19 Site Plan Application of 208 Quinnipiac Avenue, LLC, Applicant & Owner, relative to 208 Quinnipiac Avenue, (Map 11, Lot 35). Plan Entitled: Proposed Additional Parking, 208 Quinnipiac Ave, North Haven, Connecticut. Prepared by: Cole engineering. surveying. planning. Dated: September 24, 2023. Scale: 1"= 20'. IL-30 Zoning District.

Mr. Stephen Giudice of Cole Engineering, presented the Site Plan application intended to permit the existing parking areas for this existing ambulance/transport facility to be expanded by approximately 14 spaces on the southern and western edges of the property. A retaining wall is proposed in the northwest corner of the property.

Mr. Saleem Khan, with Nelson Ambulance, gave additional explanation of the request to expand the parking lot due to the lack of adequate parking for the employees and how they are currently parking across the street and needing to walk across a very busy Quinnipiac Avenue to get to and from the business office location.

The Commission asked questions and Mr. Khan responded.

The Commission asked questions and Mr. Giudice responded.

4. #P23-20 Site Plan Application of Michael Shawn Carbaugh II, dba Unison Studios, Applicant, Julius Garbero Revocable Trust, Owner, relative to 36 Broadway, (Map 66, Lot 98). Plan Entitled: Map Prepared for Unison Studios, 36 Broadway, North Haven 06473. Prepared by: Centek Engineering. Dated: 9/28/23. Scale: 1"=10'. CA-20 Zoning District.

Mr. Carbaugh presented the application to provide musical instruction and a recording studio at this location that was previously a dry-cleaning business. Only minor site improvements are planned. The building will be video monitored and locked for added security purposes.

The Commission asked questions and Mr. Carbaugh responded.

DELIBERATION SESSION:

PUBLIC HEARINGS:

- #P23-17 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.

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

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

The application to amend the regulations was denied.

1. #P23-21 Subdivision application of Fusion Properties, LLC., Applicant & Owner, for two (2) lots, relative to 60 Maple Avenue.

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

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

The application was approved with appropriate conditions.

2. #P23-22 Special Permit Application (as authorized by Section 8.10.1) of Vincenzo Barecchia, Applicant, Commercial Investment Group, LLC, Owner, relative to 117 & 109 Washington Avenue.

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

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

The application was approved with appropriate conditions.

SITE PLANS:

3. #P23-19 Site Plan Application of 208 Quinnipiac Avenue, LLC, Applicant & Owner, relative to 208 Quinnipiac Avenue.

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

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

The application was approved with appropriate conditions.

4. #P23-20 Site Plan Application of Michael Shawn Carbough II dba Unison Studios, Applicant, Julius Garbero Revocable Trust, Owner, relative to 36 Broadway.

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

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

The application was approved with appropriate conditions.

OTHER:

- 60 Middletown Avenue

Mr. Fredricksen, presented the request to remove the existing guard shack and replace it with a larger guard house.

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

Carlson – aye Giulietti – aye Cummings – aye Williams – aye Parisi - aye

The request was approved.

- 292 Quinipiac Avenue

Mr. Gerard O'Connor & Mr. Steve McNamara of Max Sinoway Little League Board of Directors, presented the request to add a 10' x 20' shed for the purpose of equipment storage. It will be located next to the batting cage.

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

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

The request was approved.

- 346 State Street

Mr. Thomas Hunt presented the request to add a 10' x 20' walk-in cooler to the rear of the existing restaurant.

A request was made by Mr. Parisi to have the Town Engineer approve the condition of the drain system.

Mr. Parisi moved to approve the request, subject to the above condition; Mr. Williams seconded the motion. The Commission voted as follows:

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

EXTENSIONS: None

CORRESPONDENCE: Town of Wallingford-Text Amendment

BONDS: None

CHANGES OF USE:

- 117 & 109 Washington Avenue

Vincenzo Barrechia requested a change of use from retail to a restaurant.

Mr. Williams moved to approve the change of use; Mr. Cummings seconded the motion. The

Commission voted as follows:

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

- 575 Washington Avenue

Mr. Dan Marra of Elite Limousine requested a change of use from retail to a limousine service.

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

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

MINUTES:

- 2 October 2023

Mr. Giulietti moved to approve the October 2, 2023 meeting minutes; Mr. Parisi seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:35 PM.