

**APPROVED 5-8-23**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, April 3, 2023 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Theresa Ranciato-Viele, Secretary  
James J. Giuliatti  
Brian Cummings  
Roderick Williams, Alternate  
Mark Parisi, Alternate  
John Troiano, Alternate, sitting for Paul Weymann, Vice Chairman

**MEMBERS ABSENT:**

Paul Weymann, Vice Chairman

**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 7:00 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 were none.

**PUBLIC HEARINGS:**

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

1. #P23-02 Application of Attorney James Perito, Applicant, proposed Amendment to the North Haven Zoning Regulations to modify Section 5.2.1.17 to permit limited accessory retail uses in manufacturing facilities of 25,000 square feet or more in IG (General Industrial) zoning districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney James Perito, presented the application for an Amendment to the North Haven Zoning Regulations to permit limited accessory retail uses in manufacturing facilities of 25,000 square feet or more in Industrial IG Zoning Districts. It is further proposed that no such accessory use is permitted to exceed fifteen (15) percent of the overall area of the manufacturing facility.

He stated that he represents a bakery that is proposing to have a small retail space within their manufacturing facility in North Haven. He discussed the proposed hours of operation with the Commission and stated that a Change of Use was approved at the 6 March 2023 Planning & Zoning meeting.

The Commission asked questions and Attorney Perrito responded.

Mr. Carlson asked for public comment.

There being no public comment, the public hearing was closed.

#### **SITE PLANS:**

2. #P23-03 Site Plan Application of Luanci Construction, Applicant, Joseph & Floriana Ciarleglio, Owners, relative to 260 Quinnipiac Avenue, (Map 17, Lot 10). Plan Entitled: Proposed Site Plan, Property located at #260 Quinnipiac Avenue (CT Route 103), North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 3/6/23. Scale: 1"=20'. IL-30 Zoning District.

Mr. James Pretti, Professional Engineer with Criscuolo Engineering, presented the application to permit the construction of a new, approximately 10,600 square feet, building on this approximately 1.02 acre lot. A 900 square feet second floor (mezzanine) is also proposed. The building is intended to house the owner's construction company offices and storage/warehouse space. Mr. Pretti presented the site plan and described the proposed building, and discussed the parking and landscaping plans.

Applicant, Joseph Ciarleglio, stated that he is requesting a small amount of outside storage for vehicles.

The Commission asked questions and Mr. Pretti and Mr. Ciarleglio responded.

#### **DELIBERATION SESSION:**

Mr. Giulietti moved to go into deliberations; Mr. Cummings seconded the motion.

All were in favor.

#### **PUBLIC HEARINGS:**

1. #P23-02 Application of Attorney James Perito, Applicant, proposed Amendment to the North Haven Zoning Regulations to modify Section 5.2.1.17 to permit limited accessory retail uses in manufacturing facilities of 25,000 square feet or more in IG (General Industrial) zoning districts.

Mr. Cummings moved to approve the application; Mrs. Ranciato-Viele seconded the motion.

The Commission voted as follows:

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

The application was approved with appropriate conditions.

**SITE PLANS:**

2. #P23-03 Site Plan Application of Luanci Construction, Applicant, Joseph & Floriana Ciarleglio, Owners, relative to 260 Quinnipiac Avenue.

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

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

The application was approved with appropriate conditions.

**OTHER:**

- 60 Washington Avenue

Mr. Jeff Preece, presented the request to locate an above ground oil storage tank on the north side of the existing building.

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

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

The request was approved.

**EXTENSIONS:** None

**CORRESPONDENCE:**

- Town of Hamden, Amendment
- Medtronic Solar Facility

The Correspondence was briefly discussed.

**BONDS:**

- 8 Massimo Drive

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

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

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

The bond release was approved.

**CHANGES OF USE:**

- 310 Washington Avenue

Attorney Hoa Nguyen discussed the request for a change of use from retail to service.

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

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

The change of use was approved.

- 2 Church Street

Mrs. Anna Sincavage discussed the request for a change of use from service to an educational facility.

Mr. Giulietti moved to approve the change of use; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The change of use was approved.

- 510 Washington Avenue

Mr. Chris Carabella discussed the request for a change of use from retail to a fitness facility.

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

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

The change of use was approved.

- 140 Washington Avenue #16

Postponed to the 8 May 2023 meeting, when a public hearing will be held on this matter.

- 117 Washington Avenue

Mr. Mahmood Shekly discussed the request for a change of use from a restaurant to a laundromat (service).

Mr. Troiano moved to approve the change of use; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

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

The change of use was approved.

**MINUTES:**

- 6 March 2023

Mrs. Ranciato-Viele moved to approve the March 6, 2023 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 7:53 PM.