

**APPROVED 8-7-23**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, July 10, 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  
Mark Parisi, Alternate

**MEMBERS ABSENT:**

John Troiano, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
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 Application #P23-12S & #P23-12, as well as Application #P23-15S & #P23-15 have been postponed to the August 7, 2023 meeting.

**PUBLIC HEARINGS:**

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

The Commission elected to hear Applications #P23-11S and #P23-11 together.

1. #P23-11S Special Permit Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road, (Map 75, Lot 43). Plan Entitled: Aces North Haven, Regulatory Submission, 88 Bassett Road, North Haven, Connecticut. Prepared by: SLR International Corp. Dated: June 8, 2023. Scale: 1"=40'. R-20/R-40 Zoning Districts.

5. #P23-11 Site Plan Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road, (Map 75, Lot 43). Plan Entitled: Aces North Haven, Regulatory Submission, 88 Bassett Road, North Haven, Connecticut. Prepared by: SLR International Corp. Dated: June 8, 2023. Scale: 1"=40'. R-20/R-40 Zoning Districts.

Mr. David Stein, Architect with Silver & Petrucelli Associates presented the overview of the use at ACES school.

Mr. David Dickson, Landscaping Architect with SLR International presented the site plan and explained the changes.

The Commission asked questions and Mr. Stein and Mr. Dickson responded.

**Public Comment:**

1. Don Caruso-Fieldstone Court Condominiums, asked questions about the Wetland impacts.
2. Angelo George-Fieldstone Court Condominiums, asked questions about the playground use.

Mr. Dickson and Mr. Stein responded.

The public hearing was closed.

2. #P23-12S Special Permit Application (as authorized by Section 8.10.1) of Small Batch Cellars, LLC, Applicant, 37 Nettleton Avenue, LLC, Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Tasting Room Expansion, 37 Nettleton Ave., North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 6-8-2023. Scale: 1"=40'. IL-30 Zoning District.

This application was postponed to the August 7, 2023 meeting.

3. #P23-15S 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.

This application was postponed to the August 7, 2023 meeting.

**SITE PLANS:**

4. #P23-10 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Site Plan Modification Parking Expansion, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: SLR. Dated: June 7, 2023. Scale: 1"=40'. CB-40 Zoning District.

Mr. Rock Emond of SLR International, presented the site plan application to permit the parking expansion for Mauro Motors.

Mr. Mike Mauro, owner of Mauro Motors spoke regarding the request to expand the parking lot at the dealership.

The Commission asked questions and Mr. Emond and Mr. Mauro responded.

6. #P23-12 Site Plan Application of Small Batch Cellars, LLC, Applicant, 37 Nettleton Avenue, LLC, Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Tasting Room Expansion, 37 Nettleton Ave., North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 6-8-2023. Scale: 1"=40'. IL-30 Zoning District.

The application was postponed to the August 7, 2023 meeting.

The Commission elected to hear Applications #P23-13A and #P23-13 together.

7. #P23-13 Site Plan Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Sidewalk and Parking Lot Improvements, 395 State Street, North Haven, Connecticut. Dated: June 8, 2023. Scale: 1"=20'. IL-30 Zoning District.
8. #P23-13A CAM Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Sidewalk and Parking Lot Improvements, 395 State Street, North Haven, Connecticut. Dated: June 8, 2023. Scale: 1"=20'. IL-30 Zoning District.

Mr. Tim Griffing, PE, presented the applications for sidewalks and parking lot improvements on the site.

The Commission and Town Staff asked question and Mr. Griffin responded.

9. #P23-14 Site Plan Application of 299 Washington Ventures, LLC, Applicant, Donna Genco Parese & Emilio Parese and Emilo Parese, Owners, relative to 289 & 299 Washington Avenue, (Map 80, Lots 5 & 6). Plan Entitled: AF Forbes Proposed Filling Station #289 & 299 Washington Avenue, North Haven, CT 06473. Prepared by: CMG Engineering Services. Dated: 3/10/2023. Scale: 1"=30'. IL-30 Zoning District.

Attorney Marjorie Shansky presented the application regarding the proposed filling station and retail store.

Jim Bernadino, P.E., of CMG Engineering presented the site plan.

Jeff Bandini, Traffic Engineer with CMG Engineering discussed the traffic study for this property.

The Commission questioned Mr. Bernadino and he responded.

The Commission questioned Mr. Bandini and he responded.

10. #P23-15 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 was postponed to the August 7, 2023 meeting.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

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

1. #P23-11S Special Permit Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road.

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

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

The application was approved with appropriate conditions.

**SITE PLANS:**

5. #P23-11 Site Plan Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road.

Mr. 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 with appropriate conditions.

4. #P23-10 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue.

Mrs. Ranciato-Viele 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 with appropriate conditions.

7. #P23-13 Site Plan Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street.

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

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

The application was approved with appropriate conditions.

8. #P23-13A CAM Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street.

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

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

The application was approved with appropriate conditions.

9. #P23-14 Site Plan Application of 299 Washington Ventures, LLC, Applicant, Donna Genco Parese & Emilio Parese and Emilo Parese, Owners, relative to 289 & 299 Washington Avenue.

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

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

The application was approved with appropriate conditions.

**OTHER:**

- 1 Lincoln Street

Ms. David Yaccarino, presented the request to allow the addition of a shed at this location.

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

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

The request was approved.

**EXTENSIONS:** None

**BONDS:**

- #P22-20, 150 Universal Drive

Request to release the bond in the amount of \$3,500.00

Mrs. Ranciato-Viele 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 bond release was approved.

- #P19-19, 600 Universal Drive

Request to release the bond in the amount of \$12,500.00

Mr. Giulietti moved to approve the application; Mr. Weymann seconded the motion.

The Commission voted as follows:

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

The bond release was approved.

**CHANGES OF USE:**

- 83 State Street

Mr. Alan Fredricksen presented the request for a change of use from a newspaper establishment to a dance school.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Giulietti 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.

- 1876 Hartford Turnpike

Ms. Candace Pollack presented the request for a change of use from retail to chiropractor.

Mr. Cummings 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.

**CORRESPONDENCE:**

- Town of Wallingford, Amendment
- Town of Hamden, Amendment
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The Correspondence was briefly discussed.

- 2024 Meeting Dates

Mr. Cummings moved to approve the meeting dates; Mr. Weymann seconded the motion.

The Commission voted as follows:

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

**MINUTES:**

- 5 June 2023

Ms. Ranciato-Viele moved to approve the June 5, 2023 meeting minutes; Mr. Giulietti 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, Mr. Giulietti moved to adjourn; Mr. Weymann seconded the motion. The meeting was adjourned at 9:27 PM.

