

APPROVED 10-2-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, September 11, 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
Pam Miller, Clerk
Sotonye Otunba-Payne, Stenographer

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:04 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 and Mr. Giulietti each spoke briefly in tribute to Mrs. Ranciato-Viele who is resigning her position after this meeting after nearly 14 years of service on the Commission.

PUBLIC HEARINGS:

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

The Commission elected to hear Applications #P23-15S and #P23-15 together.

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.

4. #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.

Rana Bates, Facilities Manager for the Slate School, presented the applications to permit the repurposing of the existing church structure on this approximately 3 acre property as an auditorium operated by a nonprofit corporation. No expansion of the existing structure on the property is proposed and no sitework is proposed other than the restriping of the existing parking lot. The Inland Wetlands Commission approved a Positive Site Plan Referral at their 26 July 2023 meeting (#I23-08). She explained the three tiers of use, the parking and expected occupancy. Ms. Bates presented a site plan and discussed the proposed traffic patterns.

Alexander Clark of 1 Ives Street, Owner & Applicant, stated that the property is zoned as a church and they are proposing to change the use to an auditorium, for community use.

The Commission asked questions and Mr. Clark and Ms. Bates responded.

Mr. Carlson asked for public comment in opposition to the application.

1. Attorney John Parese, 25 Tokenke Drive – spoke in opposition to the application. He is concerned with the use not being a church affiliated event or activity.
2. Lana Ives, 369 Mansfield Road – spoke in opposition to the application. She is concerned with the lack of a lease for church use.
3. Mary White, Summer Lane – spoke in opposition to the application and stated that the use is incompatible with the neighborhood.

The applicant agreed to grant the Commission an extension to act on the application to next month's meeting.

There being no further public comment, the public hearing was continued to the 2 October 2023 meeting.

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

2. #P23-16S Special Permit Application (as authorized by Section 8.10.1) of Abate's, Inc., Applicant, 61 State Street, LLC, Owner, relative to 61 State Street, (Map 59, Lot 38). Plan Entitled: Improvement/Location Survey for 61 State Street LLC, 61 State Street, North Haven, Connecticut. Prepared by: Brown & Associates Surveying Services LLC. Dated: October 8, 2014, Rev 12/03/14. Scale: 1"=20'. IL-30 Zoning District.

Mr. Louis Abate, applicant, presented the application to permit the issuance of a Certificate of Location for a liquor permit for the proposed Abate's Apizza & Restaurant. He gave a history of the restaurant, that was previously located in New Haven.

The Commission asked questions and Mr. Abate responded.

Mr. Carlson asked for public comment.

1. Mary White, Summer Lane – spoke in favor of the application.

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

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

3. #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. 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 explained the proposed amendment and described digital billboards.

Wayne Violette, Senior Landscape Architect with Bohler Engineering, presented Exhibit A: Billboard map, and explained the Billboard Overlay District.

Dominic DiMartino, 920 South Colony Road in Wallingford, discussed his media business and stated that he works with local small businesses.

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

Mr. Carlson asked for public comment.

1. Ray Andrewsen, Quinnipiac Chamber of Commerce – spoke in favor of the application.
2. Jill DiChello – spoke in favor of the application.
3. Barbara Wertz – spoke in favor of the application.
4. Zachary Kastenhuber – spoke in favor of the application.
5. Mike Libero, Libero Jewelers – spoke in favor of the application.
6. Brian Coughlin – spoke in favor of the application.
7. Joseph DiMartino, Papa Lane – spoke in opposition to the application.
8. Ross Lanius, 4200 Ridge Road – spoke in opposition to the application.
9. Michael Gray, Nettleton Avenue – spoke in opposition to the application.
10. Ronald D'Amico, Ezra Street – spoke in opposition to the application.
11. Fran Notaro – spoke in opposition to the application.

12. Ann Clark, 27 Bowling Green Drive – spoke in opposition to the application.
13. Lana Ives, 369 Mansfield Road – spoke in opposition to the application.
14. Mary White, Summer Lane – spoke in opposition to the application.

There being no further public comment, the public hearing was continued to the 2 October 2023 meeting.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P23-15S Continuation of the Special Permit Application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road.

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

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

The application was continued to the 2 October 2023 meeting.

2. #P23-16S Special Permit Application (as authorized by Section 8.10.1) of Abate’s, Inc., Applicant, 61 State Street, LLC, Owner, relative to 61 State Street.

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.

3. #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. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Mr. Giulietti moved to continue 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 continued to the 2 October 2023 meeting.

SITE PLANS:

- 4. #P23-15 Continuation of the Site Plan Application of The Slate School Inc., Applicant & Owner, relative to 5100 Ridge Road.

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

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

The application was continued to the 2 October 2023 meeting.

OTHER:

- 1 North Frontage Road

Michael LaPia, presented the request to add a back-up generator.

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

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

The request was approved.

- 430 State Street

Ed Pierpont, presented the request to add a back-up generator.

Mr. Cummings 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:

- 37 Pond Hill Road

Mr. Fredricksen discussed the request for a two (2) year extension.

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

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

- 200 McDermott Road

Mr. Fredricksen discussed the request for one (1) six (6) month extension.

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

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

CORRESPONDENCE: None

BONDS:

- #P20-12, 346 State Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

Mrs. Ranciato-Viele moved to approve the bond release; 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.

- #P21-19, 85 Sackett Point Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

Mrs. Ranciato-Viele moved to approve the bond release; 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:

- 323 Washington Avenue

Tiara Harris requested a change of use from retail to retail/restaurant.

Mr. Weymann 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.

- 394 Washington Avenue

Michael Lefort presented the request for a change of use from retail to 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.

- 45 Quinnipiac Avenue

Bobby Maraj presented the request for a change of use from service to a restaurant.

Mr. Weymann 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.

- 89 Quinnipiac Avenue

Julia Bonitez presented the request for a change of use from a bar to a restaurant.

Mrs. Ranciato-Viele moved to approve the change of use, with the promise that the property owner will “clean up” the property; 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:

- 7 August 2023

Mrs. Ranciato-Viele moved to approve the August 7, 2023 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Weymann moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:58 PM.