

APPROVED (7-1-24)
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, June 3, 2024, at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

COMMISSION MEMBERS:

Vern E. Carlson, Chairman
Paul J. Weymann, Vice Chairman
Brian Cummings, Secretary
Roderick Williams

Ken Quick
Mark Parisi, Alternate

ABSENT:

John Troiano, Alternate
Kerry Mattie, Alternate

TOWN PERSONNEL:

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

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. He stated that application #P24-03 (400 Valley Service Road) has been withdrawn by the applicant and application #P24-08 (47 Middletown Ave.) is postponed to the July 1, 2024, meeting.

SITE PLANS:

1. #P24-03 Site Plan Application of Vincent Capasso, Applicant, VSR, LLC, Owner, relative to 400 Valley Service Road, (Map 85, Lot 2). Plan Entitled: Proposed Site Development, #400 Valley Service Road, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering LLC. Dated: 1/24/2024. Scale: 1"=40'. IL-80 Zoning District.

This application has been withdrawn by the Applicant.

2. #P24-08 Site Plan Application of Wayne S. Garrick Architects, Applicant, Emmeth Properties, LLC, Owner, relative to 47 Middletown Avenue, (Map 3, Lot 48). Plan Entitled: Map of Existing Conditions, SKP Advisors, 47 Middletown Avenue, North Haven, CT. 06473. Prepared by: JPGA. Dated: 10-12-2022, rev. 5/2/24. Scale: 1"=20'. CB-20 Zoning District.

This application has been continued to the July 1, 2024, meeting.

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

3. #P24-09 Site Plan Application of Sami Jamal, Applicant, North Haven Gas Realty, LLC, Owner, relative to 102 Middletown Avenue, (Map 6, Lot 19). Plan Entitled: Proposed Convenience Store and Retail Fueling Facility, 102 Middletown Avenue, North Haven, Connecticut. Prepared by: Benesch. Dated: May 3, 2024. Scale: 1"=10'. CB-20 Zoning District.

Mr. Greg Lachcik and Mr. Jason Davis presented the application on behalf of the Applicant, Sami Jamal for, the redevelopment of this approximately .36 acre site with a new 2,200 square feet convenience store and gasoline station with six (6) fueling positions. The existing approximately 2,900 square feet building on the property is proposed to be demolished. Additionally, a new 71' x 22' canopy is proposed over the fueling area.

The Commission asked questions and Mr. Lachcik and Mr. Davis responded.

Mr. Cummings read the call for the second Site Plan Application.

4. #P24-10 Site Plan Application of Pat Munger Construction Company Inc., Applicant, S K F North Haven, LLC, Owner, relative to 101 Washington Avenue, (Map 73, Lot 7). Plan Entitled: Proposed Site Layout & Exterior Refresh for Broad Peak Properties, Edible Arrangements, 101 Washington Avenue, North Haven, Connecticut 06473. Prepared by: Gary M. Greenalch, PE. Dated: 5/8/24. Scale: 1"=10'. CA-20 Zoning District.

Mr. Mike Mozzochi representing Pat Munger Construction Company and Mr. Gary Greenalch, PE, spoke on behalf of Edible Arrangements to add a 12'x30' patio in the front of the building and to relocate the dumpster.

The Commission asked questions and Mr. Mozzochi and Mr. Greenalch responded. The applicant requested that the application be continued to the 1 July meeting to allow them to propose additional improvements.

DELIBERATION SESSION

3. #P24-09 Site Plan Application of Sami Jamal, Applicant, North Haven Gas Realty, LLC, Owner, relative to 102 Middletown Avenue, (Map 6, Lot 19). Plan Entitled: Proposed Convenience Store and Retail Fueling Facility, 102 Middletown Avenue, North Haven, Connecticut.

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

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The application was approved with appropriate conditions.

4. #P24-10 Site Plan Application of Pat Munger Construction Company Inc., Applicant, S K F North Haven, LLC, Owner, relative to 101 Washington Avenue, (Map 73, Lot 7). Plan Entitled: Proposed Site Layout & Exterior Refresh for Broad Peak Properties, Edible Arrangements, 101 Washington Avenue, North Haven, Connecticut 06473

Mr. Cummings moved that the application be continued to the July 1, 2024 meeting; Mr. Quick seconded the motion. The Commission voted as follows:

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The application was continued to the July 1, 2024 meeting.

OTHER

1. 295 Mill Road – Mr. Joe Tomeselli and Ms. Kerry Gilmore requested to add a 9’x21’ greenhouse to the front (west side) of the existing ACES school.

The Commission asked questions and Mr. Tomeselli and Ms. Gilmore responded.

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

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The request to add the greenhouse was approved.

2. 60 Dodge Avenue – Dov Feinmesser, architect, made the request for the relocation of two (2) transformers.

The Commission asked questions and Mr. Feinmesser responded.

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

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The request for the relocation of the two (2) transformers was approved.

3. 69 Defco Park Road – Ms. Amy Maquire requested approval for the installation of an above ground diesel fuel tank on the south side of the existing building.

The Commission asked questions and Ms. Maquire responded.

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

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The request to install the above ground fuel tank was approved.

EXTENSIONS: None

BONDS:

1. #P13-28, 346 State Street

Town Engineer Andy Bevilacqua presented a request to release the bond in the amount of \$2,300.00.

2. #P14-09, 346 State Street

Town Engineer Andy Bevilacqua presented a request to release the bond in the amount of \$5,000.00.

Mr. Quick moved to approve both bond releases; Mr. Williams seconded the motion. The Commission voted as follows:

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The bond releases were approved.

CHANGE OF USE - 87 Quinnipiac Avenue

Ms. Rebecca Coronel presented a request to change the use from a bar/restaurant to retail.

Mr. Williams moved to approve the change of use with the conditions that the landlord provide a schedule with start and completion dates for work to be performed (clean up the site, repair the potholes, paint the building, blank out the sign, and remove items in the windows.); Mr. Cummings second the motion. The Commission voted as follows:

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

The change of use is approved with the conditions above.

CORRESPONDENCE: - Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Spring 2024.
- Town of Hamden-Amendment

MINUTES:

- 1 April 2024

Mr. Quick moved to approve the April 1, 2024, meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Weymann – aye Cummings - aye Williams – aye Quick – aye

AJOURN:

There being no further business, Mr. Williams moved to adjourn the meeting; Mr. Quick seconded the motion. The meeting was adjourned at 8:31 PM.