

APPROVED 2-5-24
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 8, 2024 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

AGENDA

COMMISSION MEMBERS:

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

Ken Quick
Mark Parisi, Alternate

MEMBERS ABSENT:

John Troiano, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Leslie Carney, Land Use Secretary

OTHERS PRESENT:

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. Mr. Fredricksen stated that the Application #P23-23 was postponed to the February 5, 2024 meeting.

Mr. Cummings read the call for the Public Hearing:

PUBLIC HEARING:

1. #P23-24 Zone Change Application of Universal Construction, LLC, Applicant & Owner, relative to 61 Quinnipiac Avenue, (Map 6, Lot 21). Plan Entitled: 61 Quinnipiac Avenue, 06/021, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: October 10, 2023. Scale: 1"=30". R-40, CB-20 & R-20 Zoning Districts

Mr. Bernard Pellegrino, Esq. presented the application to permit a zone change at the property address of 61 Quinnipiac Avenue, to an EH zone. It is required in order to construct an age restricted, 55 and older, residential housing complex. There will be no more than 60 units. It meets eligibility requirements and lot requirements according to the regulations and the most recently approved Plan of Conservation and Development. There is a rising elderly population who needs this type of housing. There are not a lot of options currently available in the southern

section of town. The building is located near public transportation which is an added benefit to individuals who do not drive or own vehicles. This project is near Peter's Rock. If approved a more detailed site plan will be submitted in a separate application to the Commission for review.

Mr. James Galligan, PE with Nafis & Young further elaborated on the pending project to construct a 55 and older residential housing building. There will be a single driveway with a 4 story building on the property. Sidewalks will be along the entire property. 65 parking spaces will be provided, and regulations require 60 spaces. This site is near the former Rite Aid and Peter's Rock is on the left side. A conservation easement is a possibility to grant access to trails. An access strip was cleared to do testing on the site. The building is only a small section, and approximately 2/3 would remain undeveloped.

The Commission asked question and Attorney Pellegrino responded.

The Commission asked questions and Mr. Galligan responded.

Mr. Carlson asked for public comment.

Public Comment:

1. Anthony Vuolo, 83 Middletown Avenue – Expressed concern regarding the zone change and if it would affect the entire road. He has owned a business there since 1977.
2. Mary White, Summer Lane – Spoke not in favor because it is out of character for that area of town. The change in zone may initiate further development. This would cause safety hazard issues.
3. Hans Strilbyckij, 15 Cindy Lane – Spoke not in favor due to concerns regarding wildlife and trails that exist near that piece of property. Has lived at the abutting property for 35 years. It would cause traffic issues.
- 4.. Joe Palmucci, 9 Cindy Lane - Spoke not in favor due to the volunteer fire house in that area being closed and would put added strain on the Fire Department. Elderly housing is not a good fit there. Wildlife will be adversely effected.

SITE PLANS:

2. #P23-23 Site Plan Application of The North Haven Fair Association, Inc., Applicant & Owner, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Existing Conditions, Properties Located at Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/19/2011, rev. 10/9/2023. Scale: 1"=50'. R-12 & CB-40 Zoning Districts.

This application was continued to the February 5, 2024 meeting.

3. #P23-25 Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Pedestrian and Smokers Shelters for Medtronic, 60 Middletown Avenue, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: 11/13/23. Scale: 1"=20'. IL-30 Zoning District.

Mr. John Zyrlis presented the application to construct shelters for smoking pedestrians & employees. He stated that (3) shelters will be installed. It would be similar to a bus stop shelter with seating and smoking receptacles. It will provide protection to the employees during inclement weather.

The Commission asked questions and Mr. Zyrlis responded.

DELIBERATION SESSION:

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

PUBLIC HEARING:

1. #P23-24 Zone Change Application of Universal Construction, LLC, Applicant & Owner, relative to 61 Quinnipiac Avenue.

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

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

The application was continued.

SITE PLAN:

2. #P23-25 Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road.

Mr. Weymann moved to approve the application; Mr. Cummings 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.

OTHER:

- 556 Skiff Street

Mr. Chris Hoffman, Secretary of the Ridge Top Club & Chris Healy, presented the request to enlarge the snack bar kitchen area and expand the existing outdoor deck.

Mr. Quick 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 was approved.

- 900 Universal Drive

Mr. John Apuzzo, Construction Manager, presented the request to add (5) electric car charging stations.

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

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

The request was approved.

- 527 Washington Avenue

Mr. John Apuzzo, Construction Manager, presented the request to add (4) electric car charging stations.

Mr. Weymann 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 was approved.

- 6 Devine Street

Erik Linquist, of Tighe & Bond, presented the request to add covered pedestrian access at the mobile MRI unit.

Mr. Cummings 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 was approved with a two (2) year time limitation after which a new approval must be obtained.

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE:

MINUTES:

- 4 December 2023

Mr. Quick moved to approve the December 4, 2023 meeting minutes; Mr. Cummings seconded the motion. The Commission voted as follows:

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

ADJOURN:

There being no further business, Mr. Weymann moved to adjourn; Mr. Quick seconded the motion. The meeting was adjourned at 8:34 PM.