

APPROVED 3-4-24
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

There will be a Meeting of the Planning & Zoning Commission on **Monday, February 5, 2024 at the North Haven Memorial Library, 17 Elm Street, in The Community Room at 7:00 p.m.** to consider the following applications:

AGENDA

COMMISSION MEMBERS:

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

Ken Quick
Mark Parisi, Alternate

OTHERS ABSENT:

John Troiano, Alternate
Kerry Mattie, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Leslie Carney, 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 #P24-01S has been postponed until the March 4, 2024 meeting.

Mr. Cummings read the call for the first Public Hearing:

PUBLIC HEARING:

1. #P23-24 Continuation of the 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. discussed in more detail the application that was continued from last month's meeting to permit a zone change at the property address of 61 Quinnipiac Avenue. He reiterated that it meets the requirements in that zone. The owner is willing to provide a deed restriction for hiking in relation to Peter's Rock Park. The average age would be 65-70 years old and is elderly housing and not affordable housing units. The section to be developed is 5.58 acres in

total. The drawings are not final plans and if approved, new applications will be submitted for a Special Permit and a Site Plan. Mr. James Galligan, P.E. of Nafis & Young, explained the new & revised drawings that were recently submitted to the town for review. He pointed out the fire truck access and also the locations of the required fire hydrants. It will be a 4 story building, 40 feet in height, and will not block the view of Peter's Rock. It will be necessary to blast but limited to one certain section. The building will be on only ½ of the existing parcel and will not encompass the entire lot. State DOT approval is required due to Quinnipiac Avenue being a State road and not a Town road.

The Commission asked questions and Attorney Pellegrino responded.

The Commission asked questions and Mr. Galligan responded.

Mr. Carlson asked for public comment.

Public Comment:

1. Mary & Tom White, Summer Lane – Spoke twice. Concerns about fire safety. Blasting concerns. Slope is a hazard. Endangered species. Overdeveloped and out of character for the neighborhood with building height. Presented: Exhibit 2-1 (5 Photos). Exhibit 2-2 (2 Photos). Exhibit 2-3 (Map). Exhibit 2-4 (Enlarged Map).
2. Mike Cassin, 63/65/67 Quinnipiac Ave. – Spoke twice. Owns a business in the area. Concern about there being a tight space with the driveway & road access. Traffic. Drainage issues.
3. Hans Strilbyckij, 15 Cindy Lane – Spoke twice. Opposed due to concerns about the wildlife being disturbed. Traffic flow. Potential flooding drainage issues. Blasting. Forest fires.
4. Joe Palmucci – 9 Cindy Lane – Opposed because it's out character for the neighborhood.
5. Elizabeth Strilbyckij – 15 Cindy Lane – 53-year resident, blasting concerns, wildlife disappearance, 4-story building design.

Being no further comment, the Public Hearing was closed.

2. #P24-01S Special Permit Application (as authorized by Section 8.10.1) of JMLAII LLC, Applicant, L N 56 Associates, LLC, Owner, relative to 39 State Street, (Map 66, Lot 27). Plan Entitled: Final As-Built, Property Located At #39 State Street, North Haven, Connecticut. Dated: 10/12/2012. Scale: 1"=10'. IL-30 Zoning District.

This application was postponed to the March 4, 2024 meeting.

Mr. Cummings read the call for the Site Plan:

SITE PLANS:

3. #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.

Ms. Jeanne Lewis, representing the North Haven Fair, explained the proposed 5 year plan to add (5) new buildings onto the property. They are responding to guests who made suggestions on improvements to the fairgrounds. They are aware that building permits will be required. A newly updated site plan once completed showing the new structures will be provided.

The Commission asked questions and Ms. Lewis responded.

Mr. Carlson asked for public comment.

There being no comment, the Public Hearing was closed.

DELIBERATION SESSION:

Mr. Williams moved to go into deliberations; Mr. Weymann 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 deny the application; Mr. Williams seconded the motion. The Commission voted as follows:

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

In denying the application, the Commission provided the following reasons:

1. This proposal is not in harmony with the neighborhood.
2. There is not enough open space for the proposed height increase.
3. This proposal is not a good fit in this neighborhood.
4. This is not the right place for elderly housing.

SITE PLAN:

2. #P23-23 Site Plan Application of North Haven Fair Association, Applicant & Owner, relative to 290 Washington Avenue.

Mr. Quick 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.

OTHER:

- #P23-21, 60 Maple Avenue – Modification to the bond requirement.

Mr. Marcus Puttock presented the request to modify and remove the bond requirement as the conditions have been met for the previously approved subdivision, #P23-21.

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

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

The request to remove the bond requirement was granted.

EXTENSIONS:

- 90, 92 & 84 State Street

Mr. Alan Fredricksen stated that the applicant was requesting a 6-month extension for the previously approved Site Plan, #P22-06. This is due to delays in receiving approval from the State of Connecticut DOT.

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

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

The extension was granted.

- 432 Washington Avenue

Mr. Marcus Puttock explained the request for (2) 6-month extensions due to awaiting approval from the State of CT DOT regarding traffic & drainage concerns.

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

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

The extensions were granted.

CORRESPONDENCE: None

BONDS:

- 33 Defco Park Road

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

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

The bond release was approved.

- 22 Broadway

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

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

The bond release was approved.

CHANGES OF USE: None

MINUTES:

- 8 January 2024

Mr. Quick moved to approve the January 8, 2024 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. Quick moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:38 PM.