

***APPROVED (6/3/24)***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, April 1, 2024, at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

**COMMISSION MEMBERS:**

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

Mark Parisi, Alternate  
Kerry Mattie, Alternate

**ABSENT:**

John Troiano, Alternate

**TOWN PERSONNEL:**

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

Mr. Carlson, Chairman, opened the meeting at 7:01 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 has been postponed to the May 6, 2024, meeting.

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

**PUBLIC HEARINGS:**

1. #P24-05S Special Permit Application (as authorized by Section 8.10.1) of Penny Damio, Applicant, SMS Washington Ave Hospitality LLC, Owner, relative to 201 Washington Avenue, (Map 80, Lot 1). Plan Entitled: Property Survey, 201 Washington Avenue, North Haven, Connecticut. Dated: 12/16/96. Scale: 1"=40'. IL-30 Zoning District.

Ms. Penny Damio, representing the Best Western Inn, presented the Special Permit application for a liquor permit. This application is intended to change the existing liquor license at the Best Western Hotel from a "restaurant" permit to a "hotel" permit. This will permit the sale of alcohol on the premises for consumption anywhere within the hotel facility, not solely in the restaurant.

The Commission asked questions and Ms. Damio responded.

Mr. Carlson asked for public comment. There being none, the public hearing was closed.

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

2. #P24-06S Special Permit Application (as authorized by Section 8.10.4.1) of Twelve Percent LLC, Applicant, 450 Sackett Point Associates LLC, Owner, relative to 341 State Street, (Map 35, Lot 25). Plan Entitled: Twelve Percent Brewing Co., 341 State Street, North Haven, Connecticut. Dated: 6/26/2018, rev. 7/26/18. Scale: 1"=40'. IL-30 Zoning District.

Attorney Berdon presented the Special Permit application to expand the current liquor permit of this facility. This application is intended to permit the expansion of the liquor license for this existing brewery to include the manufacturing of distilled spirits and the storage and distribution of alcoholic beverages. Additionally, the facility's tasting room is proposed to be expanded by approximately 1000 square feet into what is currently manufacturing/warehouse space. The premises for these associated uses is now proposed to encompass the entire building.

Alex Blank spoke about the facility's operation.

The Commission asked questions and Attorney Berdon and Mr. Blank responded.

Mr. Carlson asked for public comment. There being none, the public hearing was closed.

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

**SITE PLANS:**

3. #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.

The application is postponed to the May 6, 2024 meeting.

Mr. Cummings read the call for the next Site Plan:

4. #P24-07 Site Plan Application of Application of Ferraro's Foodland of New Haven, Inc., Applicant, North Haven Holdings LP, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2). Plan Entitled: Potential Site Improvements, 210 Universal Dr., North Haven, CT. Prepared by: Godfrey Hoffman Dodge, LLC. Dated: 1/2/2024. Scale: 1"=20'. IL-80 Zoning District.

Attorney Timothy Lee presented this application intended to permit the location of five (5) new coolers/freezers within the parking area behind Ferraro's Market. All proposed work is in the rear service area. A total of eight (8) parking spaces are proposed to be eliminated from this approximately 1,492 space combined parking lot. The Zoning Board of Appeals approved front yard and side yard setback variances (#24-05) at their 21 March 2024 meeting to enable this application to proceed.

The Commission asked questions and Attorney Lee responded.

**DELIBERATION SESSION:**

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

**PUBLIC HEARINGS:**

1. #P24-05S Special Permit Application (as authorized by Section 8.10.1) of Penny Damio, Applicant, SMS Washington Ave Hospitality LLC, Owner, relative to 201 Washington Avenue.

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

This application was approved.

- 2 #P24-06S Special Permit Application (as authorized by Section 8.10.4.1) of Twelve Percent LLC, Applicant, 450 Sackett Point Associates LLC, Owner, relative to 341 State Street.

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

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

The application was approved.

**SITE PLANS:**

4. #P24-07 Site Plan Application of Application of Ferraro’s Foodland of New Haven, Inc., Applicant, North Haven Holdings LP, Owner, relative to 100 Universal Drive North.

Mr. Quick 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:** None

**EXTENSIONS:** None

**CORRESPONDENCE:** None

**BONDS:** None

**CHANGE OF USE:** None

**MINUTES:**

- 4 March 2024

Mr. Weymann moved to approve the March 4, 2024, meeting minutes; Mr. Williams seconded the motion. The Commission voted as follows:

Weymann – aye Cummings – aye Williams – aye Quick – aye Parisi - aye

**ADJOURN:**

There being no further business, Mr. Cummings moved to adjourn; Mr. Parisi seconded the motion. The meeting was adjourned at 7:36 PM.