

APPROVED (4/1/24)
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 4, 2024, at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

AGENDA

COMMISSION MEMBERS:

Paul J. Weymann, Vice Chairman (acting Chairman)
Brian Cummings, Secretary
Roderick Williams
Ken Quick

Mark Parisi, Alternate (sitting)
Kerry Mattie, Alternate

TOWN PERSONNEL:

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

ABSENT:

Vern E. Carlson, Chairman
John Troiano, Alternate
Leslie Carney, Land Use Secretary

Mr. Weymann, Vice Chairman (acting Chairman), opened the meeting at 7:01 P.M. He introduced the Commissioners and town staff. Mr. Weymann 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 April 1, 2024 meeting.

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

PUBLIC HEARING:

1. #P24-01 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.

Ms. Lindsey Shellman presented the Special Permit application for a liquor permit at Forget Me Not Florist shop. The liquor permit is being requested for the ability to add bottles of wine or champagne in specialty gift baskets that are ordered by customers.

The Commission asked questions and Ms. Shellman responded.

Mr. Weymann asked for public comment, being there was none the public hearing was closed.

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

SITE PLANS:

2. #P24-02 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. 2/1/2024. Scale: 1"=50'. R-12 & CB-40 Zoning Districts.

Mr. Mike Kennedy and Michael Card, representing the North Haven Fair, presented the application to permit site modifications to the fairground's property belonging to the North Haven Fair Association.

The Commission asked questions and Mr. Kennedy responded.

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.

This application was postponed to the April 1, 2024, meeting.

4. #P24-04 Site Plan Application of Daniel Marra, Applicant, PAJIS CT-DE LLC, Owner, relative to 575 Washington Avenue, (Map 95, Lot 36). Plan Entitled: Zoning Location Survey of Property Located at 575 Washington Avenue A/K/A C.D.O.T. Route No. 5, North Haven, Connecticut. Prepared by: Lewis Associates. Dated: 11-29-2023, revised 1-24-2024. Scale: 1"=20'. IL-30 Zoning District.

Mr. Fran McNellis, contractor for Elite Limousine, presented the application to allow outside storage of vehicles on the property. Dan Marra, owner further explained the request. A change of use was approved at the 13 November 2023 meeting.

The Commission asked questions and Mr. McNellis and Mr. Marra responded.

DELIBERATION SESSION:

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

PUBLIC HEARINGS:

1. #P24-01 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.

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

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

The application was approved.

SITE PLAN:

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

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

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

The application was approved with appropriate conditions.

4. #P24-04 Site Plan Application of Daniel Marra, Applicant, Pajis CT-DE LLC, Owner, relative to 575 Washington Avenue.

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

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

The application was approved with appropriate conditions.

OTHER: None

EXTENSIONS: None

CORRESPONDENCE: None

BONDS: - 133 Middletown Avenue

Mr. Andy Bevilacqua presented a request to release the bond in the amount of \$30,000.

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

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

The bond release was approved.

CHANGE OF USE: - 100 Broadway

Mr. Paul Brandt presented a request to change the use of 185 square feet from office to service for a nail salon.

Mr. Cummings moved to approve the change of use; Mr. Parisi seconded the motion. The Commission voted as follows:

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

The change of use was approved.

MINUTES:

- 5 February 2024

Mr. Quick moved to approve the February 5, 2024, meeting minutes; Mr. Cummings 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 7:55 PM.