

APPROVED (6/1/26)
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

The Planning & Zoning Commission meeting was held on Monday, May 4, 2026, at The North Haven Memorial Library, in the Community Room, 17 Elm Street at 6:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Paul Weymann, Vice Chairman
Mark Parisi, Alternate, Sitting as Secretary
Benjamin Loebick
Ronald D. Penton, Alternate, Sitting

MEMBERS ABSENT:

Brian Cummings, Secretary
Ken Quick
Giancarlo Gallo, Alternate

OTHERS PRESENT:

J. Andrew Bevilacqua, Town Engineer
Laura Magaraci, Land Use Administrator
Jane Ellis, Zoning Enforcement Officer
Christine Hilton, Land Use Secretary
Sontonye Otunba-Payne, Stenographer

Mr. Hannon, Chairman, opened the meeting at 6:38 P.M. He introduced the Commissioners, town staff, and the court stenographer, Sontonye Otonba-Payne.

Mr. Hannon stated that Mark Parisi will be sitting as Secretary in the absence of Brian Cummings.

PUBLIC HEARINGS:

Mr. Mark Parisi read the first public hearing into record:

1. #P26-14S Special Permit/Site Plan Revision Application of Augusto Drullard, Applicant, GJZurolo Real Estate LLC, Owner, relative to 198 State Street, (Map 51, Lot 5). Change of Use to Church. CB-40 Zoning District.

Mr. Augusto Dullard and Ms. Karen Dullard spoke and represented themselves for the change of us for a Christian church. This application proposes a change in use from a commercial warehouse to a church. There is minimal site work and much of the landscaping has been approved from the previous site plan in place. They stated that the entire building will be used for the church.

The Commission asked questions and Mr. Drullard responded.

Mr. Hannon asked for public comment in favor or in opposition of this application. Since there was none, the public hearing was closed.

Mr. Parisi read the next public hearing into record.

2. #P26-15S Special Permit/Certificate of Location Application of Olde and New World Inc, Applicant, 370 Sackett IP Associates LLC, Owner, relative to 370 Sackett Point Road, (Map 35, Lot 10). Liquor permit for warehouse/distribution. IG-80 Zoning District.

Mr. James Reilly, 4500 Ridge Road, North Haven and Mr. Pedro Carvalho, 15 Star Road, Danbury, CT spoke and presented their proposal to store and distribute liquor/alcohol. No retail will occur and no new site work is proposed.

The Commission asked questions and Mr. Reilly and Mr. Carvalho responded.

Mr. Hannon asked for public comment either in favor or in opposition of this application. Since there was none, the public hearing was closed.

SITE PLANS:

Mr. Paris read the first site plan into record.

3. #P26-13 Site Plan Application of Amazon.com Services, LLC, Applicant, MDC Costal 9 LLC, Owner, relative to 409 Washington Avenue (Map 90, Lot 6). Proposed BDL3 Physical Site Hardening. IL-80 Zoning District.

Mr. Timothy Houle, P.E., Project Manager and Mr. Pedro Martinez, BL Companies spoke on behalf of the applicant through a screenshare of the project, proposing the installation of new perimeter fencing, gates and arm bars, guardhouses, card readers and rideshare shelters to increase site security and pedestrian safety. Also discussed were the minor changes to the parking scheme which will occur as the site accommodates new structures.

Mr. Houle described the proposed modifications which will enhance the efficiency and safety of Amazon operations, benefiting local businesses and consumers through reliable service and improving the site experience for the employees.

The Commission asked questions and Mr. Houle and Martinez responded.

Mr. Parisi read the next application into record.

4. #P26-16 Site Plan Application of SRS Distribution, Inc., Applicant, Cassisi Group LLC, Owner, relative to 171 McDermott Road, (Map 6, Lot 36). Site Plan for SRS Distribution, Inc. North Haven. IL-30 Zoning District.

Mr. Andrew Roth, Senior Project Manager, Independence Engineering spoke on behalf of the applicant, explaining that the application is intended to codify the existing storage building and re-configure/add outside storage. The application was also submitted to the Town's request for site maintenance.

The Commission asked questions and Mr. Roth responded.

Mr. Parisi read the next application into record.

5. #P26-17 Site Plan Application of Kevin Hixson, Applicant, MDC Costal 9 LLC, Owner, relative to 409 Washington Avenue, (Map 90, Lot 6). Drone Delivery. IL-80 Zoning District.

Mr. Sam Bailey, Project Manager, Amazon Services spoke on behalf of the applicant proposing the construction of a new building and exterior infrastructure necessary for Amazon to deliver packages of 5lbs or less via 70 lb. drones. The drones will be pre-programmed to deliver packages to a pre-determined location within a seven (7) mile radius of the facility to neighboring towns and locations within North Haven.

The building, associated pads and structures comply with the bulk standards for the IL-80 Zone.

This use of drones for commercial purposes is regulated by the FAA, which has sole jurisdiction over altitude and flight patterns. Amazon received site plan approval as a warehouse/distributor in North Haven in 2019. The Commission should consider potential impacts to wildlife, as the property borders the Quinnipiac River, a migratory bird flyway.

Mr. Hixon, Authorized Agent, Economic Development Policy, Amazon, discussed and clarified the driveway, parking, and fencing areas associated with the project.

The Commission asked questions and Mr. Bailey and Mr. Hixson responded.

6. #P26-18 Site Plan Application of Flex Workshop Jr LLC, Applicant, Flex Workshop Sr LLC, Owner, relative to 471 Washington Avenue, (Map 90, Lot 14). New commercial building. IL-30 Zoning District.

This application has been postponed to the June 1, 2026 meeting.

DELIBERATION SESSION:

1. #P26-14S Special Permit/Site Plan Revision Application of Augusto Drullard, Applicant, GJZurolo Real Estate LLC, Owner, relative to 198 State Street.

Mr. Penton moved to approve the application with conditions. Mr. Parisi seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0 with conditions as noted in the staff reviews as follows:

1. Submit revised plans which include:
 - a. A note indicating “#P26-14S, Special Permit”.
 - b. Prior to issuance of a Certificate of Occupancy, submit as an as-built that demonstrates compliance with the approved plan.
2. #P26-15S Special Permit/Certificate of Location Application of Olde and New World Inc, Applicant, 370 Sackett IP Associates LLC, Owner, relative to 370 Sackett Point Road.

Mr. Parisi moved to approve the application with conditions. Mr. Weymann seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0 with conditions as noted in the staff reviews as follows:

1. Submit revised plans which include:
 - a. A note indicating “#P26-15S, Special Permit”.
 - b. Re-striping of ADA spaces to comply with the current codes, including required signage. Two inch (2”) caliper trees to be added to the 8 ft wide islands at the end of all parking rows.
3. #P26-13 Site Plan Application of Amazon.com Services, LLC, Applicant, MDC Costal 9 LLC, Owner, relative to 409 Washington Avenue.

Mr. Penton moved to approve the application with conditions. Mr. Loebick seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0 with conditions as noted in the staff reviews as follows:

1. Submit a revised plan which includes:
 - a. A note indicating “#P26-13, Site Plan Approval”.
4. #P26-16 Site Plan Application of SRS Distribution, Inc., Applicant, Cassisi Group LLC,

Owner, relative to 171 McDermott Road

Mr. Loebick moved to approve the application with conditions. Mr. Penton seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0 with conditions as noted in the staff reviews as follows:

1. Submit a revised plan which includes:
 - a. A note indicating “#P26-16, Site Plan Approval”.
 - b. Lighting plan that depicts type, design, mounting height, location, direction, power, and timing of all outdoor lighting.
 - c. Landscape plan showing at minimum, one (1) 2” caliper deciduous tree in 8’ wide landscaped island at ends of all rows of parking.
 2. Soil & Erosion controls must be inspected by the Zoning Enforcement Officer prior to earth moving activities.
 3. Required parking spaces shall be clearly differentiated from parking space striping in outside storage areas.
 4. Details on the types of materials to be stored to be included on the plan. Outside storage should be restricted within the sanitary sewer easement.
 5. Post bond in the amount of \$3,500.00.
5. #P26-17 Site Plan Application of Kevin Hixson, Applicant, MDC Costal 9 LLC, Owner, relative to 409 Washington Avenue

Mr. Penton moved to approve the application with conditions. Mr. Loebick seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0 with conditions as noted in the staff reviews as follows:

1. Submit a revised plan which include:
 - a. A note indicating “#P26-17, Site Plan Approval”.
2. Eliminate the remaining inaccessible parking spaces to the west of the proposed improvements and replace with lawn. The two (2) existing drive access aisles north of

the proposed improvements should be eliminated altogether and replaced with a landscape island.

3. Post bond in the amount of \$5,000.00.

OTHER: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE:

- 193 State Street 1st floor

Ms. Dawn Tobin presented the change of use from retail to office.

The Commission asked questions and Ms. Tobin responded.

Mr. Weymann moved to approve the application with conditions. Mr. Penton seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0.

- 1872 Hartford Turnpike

Ms. Kirby Capotorto presented the change of use from retail to salon.

Mr. Weymann moved to approve the application with conditions. Mr. Parisi seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Loebick – aye Penton– aye

The application was unanimously approved, 5-0.

CORRESPONDENCE: None

MINUTES:

- April 6, 2026

Mr. Penton moved to approve the March 2, 2026 meeting minutes. Mr. Parisi seconded the

motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Penton– aye

The minutes were approved, 4-0

AJOURN:

Mr. Penton moved to adjourn the meeting. Mr. Loebick seconded the motion. The meeting was adjourned at 8:14 PM.