

APPROVED (9/14/26)
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

The Planning & Zoning Commission meeting was held on Monday, August 3, 2026, at The Mildred A. Wakely Community and Recreation Center, in Room #2 at 6:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Paul Weymann, Vice Chairman
Mark Parisi, Sitting Secretary
Ken Quick
Giancarlo Gallo, Alternate

MEMBERS ABSENT:

Brian Cummings, Secretary
Benjamin Loebick
Ronald D. Penton, Alternate

TOWN STAFF:

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

STENOGRAPHER:

Sontonye Otunba-Payne

Mr. Hannon, Chairman, opened the meeting at 6:31 P.M. He introduced the Commissioners, town staff, and court stenographer, Sontonye Otonba-Payne.

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

Mr. Hannon stated that Brian Cummings has submitted his resignation from the Commission.

PUBLIC HEARING:

Mr. Parisi read the public hearing into record.

1. #P26-30 Application of Justin Frytz, Applicant, proposed Text Amendment to the North Haven Zoning Regulations to amend section 8.12.5 to allow storage and transport of cannabis per CGS 21a-422g(b). The proposed Amendment is on file in the Land Use and Town Clerk Offices.

Mr. Justin Frytz spoke and presented the proposed Text Amendment to the North Haven Zoning Regulations to amend section 8.12.5 to allow storage and transport of cannabis per CGS 21a-

422g(b).

The Commission asked questions and Mr. Frytz responded.

Mr. Hannon asked for public comment in favor of this application. There was none.

Mr. Hannon asked for public comment in opposition of this application. The following members of the public spoke on the application:

1. Joseph DiMartino, Papa Lane, North Haven – Is opposed and submitted into record exhibits 1-4. He stated that the town does not need this business.
2. Tom White, Summer Lane – Informed the Commission that he wishes to surrender his time to speak to Mary White.
3. Mary White, Summer Lane – Is opposed and submitted into record exhibit 5.
4. Peter Criscuolo – Is opposed and asked if there will be signage on the box trucks and where they will be parked.
5. Marge Quinn, 372 Quinpiac Avenue – Is opposed to this endeavor, she commented that the Commission needs to protect the town and children.
6. Leonda Fermo, Juniper Drive – Is opposed and supports Mary White's explanation. She speaks on the harm, and that this is a gateway drug.
7. Lana Ives, multiple addresses – Is opposed. There is no reason for the current text to change.

This public hearing is continued to the September 14, 2026 meeting.

SITE PLANS:

2. #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.

The application exceeded the extension time permitted. The applicant must reapply should they desire to move forward.

Mr. Parisi read the first site plan into record.

3. #P26-26 Site Plan Application of Mia Berg, Applicant, Target Corporation, Owner, relative to 200 Universal Drive North, (Map 16, Lot 5). Outdoor Storage. IL-80 Zoning

District.

Mr. Eric Jacobson spoke on the proposal to relocate and install additional storage containers for seasonal/temporary storage.

The Commission asked questions and Mr. Jacobson responded.

Mr. Parisi read the next site plan application into record.

4. #P26-27 Site Plan Application of Doug Malo, Applicant, Dodge 27 LLC, Owner, relative to 27 Dodge Avenue, (Map 95, Lot 30). Outdoor Storage. IL-80 Zoning District.

Mr. Doug Malo spoke proposing the installation of 3 storage containers to be utilized in conjunction with the warehouse use. The containers were placed by the former warehouse/recycling tenant without approval by the Commission. The new tenant proposes to continue the use. Adequate parking exists on site.

The Commission asked questions and Mr. Malo responded.

Mr. Parisi read the next site plan application into record.

5. #P26-28 Site Plan Application of SRS Distribution, Inc. (S/O Nash Verges, CM), Applicant, Cassisi Group LLC, Owner, relative to 171 McDermott Road, (Map 6, Lot 36). Outdoor Storage. IL-30 Zoning District.

Mr. Andrew Roth spoke and stated that the application is intended to re-configure/add outside storage as utilizing a previously granted variance to reduce the front yard setback from 75' to 40'. The Commission approved a plan on May 4, 2026, honoring the 75' front yard setback. As with the former application, this application is also submitted in response to Town requests for site maintenance. The revised plans also show the storage containers relocated outside of the 50' upland review area. A reduction in pavement in the southwest corner of the lot and additional plantings along the Little River are proposed.

The Commission asked questions and Mr. Roth responded.

Mr. Parisi read the next site plan into record.

6. #P26-29 Site Plan Application of Daniel Marra, Applicant, CJ Realty Company James Bango, Owner, relative to 85 Defco Park Road, (Map 95, Lot 26). Outdoor Parking. IL-80 Zoning District.

Attorney Bernard Pellegrino, The Pellegrino Law Firm, New Haven, CT spoke and represented the applicant proposing the new office location of Elite Limousine and the outdoor storage of vehicles and two (2) storage containers.

The Commission asked questions and Attorney Pellegrino responded.

DELIBERATION SESSION:

1. #P26-30 Application of Justin Frytz, Applicant, proposed Text Amendment to the North Haven Zoning Regulations to amend section 8.12.5 to allow storage and transport of cannabis per CGS 21a-422g(b).

Mr. Weymann moved to incorporate the record from the prior hearing of September 2024 and continue the application to the September 14, 2026 meeting. Mr. Quick seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Quick – aye Gallo – aye

This application was continued to the September 14, 2026 meeting.

3. #P26-26 Site Plan Application of Mia Berg, Applicant, Target Corporation, Owner, relative to 200 Universal Drive North

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

Hannon – aye Weymann – aye Parisi – aye Quick – aye Gallo – aye

The application was approved 5-0 per conditions in staff comments as follows:

1. Submit a revised plan which includes:
 - a. A note indicating “#P26-26, Site Plan Approval”.
4. #P26-27 Site Plan Application of Doug Malo, Applicant, Dodge 27 LLC, Owner, relative to 27 Dodge Avenue

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

Hannon – aye Weymann – aye Parisi – aye Quick – aye Gallo – aye

The application was approved 5-0 per conditions in staff comments as follows:

1. Submit a revised plan which includes:
 - a. A note indicating “#P26-27, Site Plan Approval”.

5. #P26-28 Site Plan Application of SRS Distribution, Inc. (S/O Nash Verges, CM), Applicant, Cassisi Group LLC, Owner, relative to 171 McDermott Road.

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

Hannon – aye Weymann – aye Parisi – aye Quick – aye Gallo – aye

The application was approved 5-0 per conditions in staff comments as follows:

1. Submit a revised plan which includes:
 - a. A note indicating “#P26-28, Site Plan Approval”.
 - b. Landscaped plan showing at minimum, one (1) 2” caliper deciduous tree in 8’ wide landscaped island at ends of all rows of parking.
 2. The fence must be replaced immediately. A copy of the invoice for the purchase of the fence must be submitted to the Commission within forty-five (45) days of this approval, with the installation completed within ninety (90) days of the approval date.
 3. All debris/litter items on site, including those adjacent to the Little River, must be removed prior to the commencement of site work and within 60 days of this approval.
 4. The existing parking areas are nearly completely occupied with outside storage. The limits of outside storage must be clearly delineated on the site plan. Details on the types of materials to be stored must also be depicted on the plan. Outside storage should be restricted within the sanitary sewer easement.
 5. Required parking spaces shall be clearly differentiated from parking space striping in the outside storage areas.
 6. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
 7. Post bond in the amount of \$3,500.00.
6. #P26-29 Site Plan Application of Daniel Marra, Applicant, CJ Realty Company James Bango, Owner, relative to 85 Defco Park Road.
1. Submit a revised plan which includes:
 - a. A note indicating “#P26-29, Site Plan Approval”.
 - b. Landscaped plans showing at minimum, one (1) 2” caliper deciduous tree in 8’ wide landscaped island at ends of all rows of parking.

2. No vehicle washing or repairs are allowed to occur on site.
3. Post bond in the amount of \$3,500.00.

SUBDIVISION: None

EXTENSIONS: None

BONDS:

- Pierpont Hill – The town engineer, Andrew Bevilacqua spoke in regard to bond release.

CHANGE OF USE:

- 10 Middletown Avenue

Mr. Jeff Gordon presented the change of use from postal office to warehouse.

The Commission asked questions and Mr. Gordon responded.

Mr. Quick moved to approve the change of use. Mr. Gallo seconded the motion. The Commission voted as follows:

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The change of use was approved, 5-0.

- 448 Washington Avenue, Unit D

Mr. Ralph Consiglio presented the change of use from restaurant to retail.

Mr. Weymann moved to approve the change of use. Mr. Quick seconded the motion. The Commission voted as follows:

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The change of use was approved, 5-0.

- 448 Washington Avenue Unit C

Ms. Tracy Dang presented the change of use from restaurant to service.

Mr. Quick moved to approve the change of use. Mr. Gallo seconded the motion. The Commission voted as follows:

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The change of use was approved, 5-0.

- 410 State Street

Dr. Aruri, DMD presented the change of use from office to dental office.

Mr. Quick moved to approve the change of use. Mr. Gallo seconded the motion. The Commission voted as follows:

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The change of use was approved, 5-0.

- 154 State Street, Suite 102

Ms. Jessica Glynn presented the change of use from office to service.

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

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The change of use was approved, 5-0.

OTHER:

- 2027 Meeting Dates

Mr. Parisi moved to approve the 2027 meeting dates. Mr. Quick seconded the motion. The Commission voted as follows:

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The 2027 meeting dates were approved, 5-0.

- 409 Washington Avenue, #P26-13 – Site Hardening Revised Plans

Mr. Tim Houle, BL Companies, Meriden, CT presented the revised plans for application #P26-

13, 409 Washington Avenue, Site Hardening.

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

Hannon - aye Weymann - aye Parisi – aye Quick - aye Gallo - aye

The revised plan was accepted, 5-0.

CORRESPONDENCE: None

MINUTES:

- July 6, 2026

Mr. Weymann moved to approve the July 6, 2026 meeting minutes. Mr. Quick seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Parisi – aye Quick – aye

The minutes were approved, 4-0.

EXECUTIVE SESSION:

Mr. Hannon moved to enter the Executive Session. Mr. Quick seconded the motion. The Commission voted as follows:

Hannon – aye Weymann – aye Quick – aye Parisi – aye Gallo – aye

The motion to enter into Executive Session was approved, 5-0.

Town Attorney, Jennifer Coppola excused the Town Engineer, the Land Use Secretary and the Court Stenographer from participating in the Executive Session. The Commission entered the Executive Session at 8:45 p.m.

1. Discuss the status of the pending litigation of FFDC EJV II LLC, et al. v. North Haven Planning and Zoning Commission (Superior Court Docket No. NNH-CV24-6149766-S / Appellate Court Docket No. AC 250067), and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of FFDC EJV II LLC, et al. v. North Haven Planning and Zoning Commission (Superior Court Docket No. NNH-CV24-6149766-S / Appellate Court Docket No. AC 250067).

3. Discuss the status of the pending litigation of Tiffany Russell v. North Haven Planning and Zoning Commission (Docket No. NNH-CV25-6159535-S), and possible action relating to same.
4. Consider whether to convene in executive session to discuss the status of the pending litigation of Tiffany Russell v. North Haven Planning and Zoning Commission (Docket No. NNH-CV25-6159535-S).

AJOURN: