

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, NOVEMBER 9, 2020
REGULAR MEETING TO BE HELD AT 7:00 PM
VIA ZOOM VIDEOCONFERENCE AND CONFERENCE CALL
(PLEASE READ TO THE END)**

**TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN AND
OTHER INTERESTED PARTIES:**

The North Haven Planning and Zoning Commission will hold a regular meeting on **Monday, November 9, 2020 at 7:00 PM** via ZOOM videoconference and dial in conference call on the below Agenda items.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, **in-person public access to this meeting will not be permitted. This will be a 100% electronic meeting.**

All meeting materials related to the matters appearing on the below Agenda, which have been distributed to the Commission, will be posted on the Town's website at <http://www.town.north-haven.ct.us/> on the Planning and Zoning Commission's page and will be available for viewing twenty-four (24) hours prior to, during, and after the meeting. Members of the public who wish to submit materials relevant to the applications are encouraged to do so no later than 12:00 PM on Friday, November 5, 2020 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/2dbbde0a/wgziamYO6xG7V11HUabuwQ?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F85030169934%3Fpwd%3DSHM2b2t2bzhsRGJwUC8wbzVpb29mUT09>

Meeting ID: 850 3016 9934

Passcode: 992988

If you do not have internet access, you can *DIAL IN* using your phone:

Dial In Number: +1 929 205 6099 US (New York)

Meeting ID: 850 3016 9934

Passcode: 992988

AGENDA

COMMISSION MEMBERS:

Vern E. Carlson, Chairman
E. Richard Wilson, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings

Joseph M. Solimene, Alternate
Roderick Williams, Alternate
Paul J. Weymann, Alternate

PUBLIC HEARINGS:

1. #P20-25S Special Permit Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Resubdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.
2. #P20-25 Resubdivision Application of GBRSTORZ, LLC, Applicant & Owner, for eight (8) lots, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Re-subdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.
3. #P20-29 Resubdivision Application of Anthony Diana, Applicant, Kenneth & Anita Rupley, Owners, relative to 39 Upper State Street (Map 78, Lot 56). Plan Entitled: Rupley Estates, 39 Upper State Street, North Haven, Connecticut. Prepared by: David L Nafis. Dated: 08/28/20. Scale: 1"=60'. R-40 Zoning District.
4. #P20-30S Special Permit Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.
5. #P20-31S Special Permit Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Location Survey, Land of #355 Washington Avenue, LLC, #355 Washington Avenue, LLC, North Haven, Connecticut. Prepared by: Juliano Associates LLC. Dated: 09/16/20. Scale: 1"=20'. IL-30 Zoning District.

SITE PLANS:

- 6. #P20-28 Site Plan Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020. Scale: 1"=20'. IG-80 Zoning District.
- 7. #P20-28A CAM Application of Kylemac Properties, LLC, Applicant & Owner, relative to 8 Massimo Drive, (Map 35, Lot 7). Plan Entitled: Property Located at #8 Massimo Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/1/2020. Scale: 1"=20'. IG-80 Zoning District.
- 8. #P20-30 Site Plan Application of AFA Washington Ave Realty, LLC, Applicant & Owner, relative to 441, 445 & 447 Washington Avenue, (Map 90, Lots 4, 5 & 7). Plan Entitled: Proposed Multi-Use Development, 441, 445 and 447 Washington Avenue, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 8, 2020. Scale: 1"=30'. IL-30 Zoning District.
- 9. #P20-31 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Survey. Land of #355 Washington Avenue, LLC, #355 Washington Avenue, LLC, North Haven, Connecticut. Prepared by: Juliano Associates LLC. Dated: 09/16/20. Scale: 1"=20'. IL-30 Zoning District.

DELIBERATION SESSION: - #P20-29, 39 Upper State Street
- #P20-30S, 441, 445 & 447 Washington Avenue
- #P20-31S, 355 Washington Avenue
- #P20-30, 441, 445 & 447 Washington Avenue
- #P20-31, 355 Washington Avenue

OTHER: None

EXTENSIONS: None

BONDS: #P17-26, 201 Clintonville Rd.

CHANGE OF USE: - 410 Universal Drive North
- 262 State Street
- 100 Broadway

CORRESPONDENCE: - ZEO Report
- Connecticut Federation of Planning and Zoning Agencies, Fall 2020

MINUTES: October 5, 2020

ADJORN