

TOWN OF NORTH HAVEN  
PLANNING & ZONING COMMISSION  
NOTICE OF DECISIONS

The following decisions were rendered at the meeting of the North Haven Planning and Zoning Commission on Tuesday, November 12, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**PUBLIC HEARINGS:**

1. #P19-24 Continued to the 2 December 2019 meeting the Application of Middletown 102, LLC, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 4.4.2 and add Section 4.4.1.39 and Section 4.4.3.11 to permit residential apartments above first floor commercial uses in CB-20 Zoning Districts along Quinnipiac Avenue & Middletown Avenue. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.
2. #P19-25 Continued to the 2 December 2019 meeting the Subdivision Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for eight (8) lots, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road, (Map 40, Lots 39-44). Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.
3. #P19-25S Continued to the 2 December 2019 meeting the Special Permit Application (as authorized by Section 2.5.1) of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for (8) eight lots, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road, (Map 40, Lots 39-44). Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.

**SITE PLANS:**

4. #P19-28 Continued to the 2 December 2019 meeting the Site Plan Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared by Fuss & O'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.
5. #P19-28A Continued to the 2 December 2019 meeting the CAM Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared by Fuss & O'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.

6. #P19-31 Approved the Site Plan Application of LTD Realty Associates, LLC, Applicant & Owner, relative to 319 Washington Avenue, (Map 85, Lot 4). Plan Entitled: Site Plan Expansion – Building 2. Prepared by: Nafis & Young Engineers, Inc. Dated: June 2019. Scale: 1”=20’. IL-30 Zoning District. Subject to conditions.
7. #P19-34 Approved the Site Plan Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Proposed Site Plan for Service Bays Addition. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019. Scale: 1”=30’. CB-40/R-20 Zoning District. Subject to conditions.
8. #P19-34A Approved the CAM Application of 444 State Street LLC, Applicant & Owner, relative to 444 State Street, (Map 26, Lot 55). Plan Entitled: Proposed Site Plan for Service Bays Addition. Prepared by: Criscuolo Engineering LLC. Dated: 8/18/2019. Scale: 1”=30’. CB-40/R-20 Zoning District. Subject to conditions.

**CHANGE OF USE:**

1. 39 McDermott Road - Continued the change of use from manufacturing to office/storage.
2. 39 McDermott Road - Continued the change of use from manufacturing to office/storage.
3. 67 Washington Avenue - Approved the change of use from office to retail.
4. 75 Washington Avenue - Approved the change of use from office to a nail salon (service).
5. 87A State Street – Approved the change of use from retail to a laundromat (service).

**RICHARD WILSON, SECRETARY**

**TO BE PUBLISHED IN THE COURIER ON THE FOLLOWING DATE:**

**THURSDAY, November 21, 2019**