



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

Tel. (203) 239-5321

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September 9, 2019

TO: Vern E. Carlson, Chairman
Ronald Penton, Vice Chairman
E. Richard Wilson, Secretary
Theresa Ranciato-Viele
James J. Giulietti

Edward M. Homa, Alternate
Joseph M. Solimene, Alternate
Lewis S. Borrelli, Sr., Alternate

AGENDA

There will be a meeting of the Planning & Zoning Commission on **Monday, September 9, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.** to consider the following applications:

8-24 REFERRAL:

1. #P19-29 Application of the Town of North Haven for the acquisition of the recently subdivided parcel known as 3022 and 3030 Ridge Road, for open space land.

PUBLIC HEARINGS:

2. #P19-24 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.
3. #P19-25 Subdivision Application 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. #P19-27 Site Plan Application of 151 Washington Ave., LLC, Applicant, GFM Associates LLC, Owner, relative to 151 Washington Avenue, (Map 73, Lot 16). Plan Entitled: Site Plan Application for Proposed Bank, 151 Washington Avenue, North Haven, Connecticut. Prepared by: Hallisey, Pearson & Cassidy. Dated: June 12, 2019. Scale: 1"=10'. IL-30 Zoning District.

5. #P19-28 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'Neill. Dated: March 2018, revised July 2019. Scale: 1"=40'. IG-80 Zoning District.

6. #P19-28A 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'Neill. Dated: March 2018, revised July 2019. Scale: 1"=40'. IG-80 Zoning District.

7. #P19-30 Site Plan Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, North Haven, CT, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District.

8. #P19-30A CAM Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, North Haven, CT, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District.

DELIBERATION SESSION: - #P19-29, 8-24 Referral, 3022 Ridge Road
- #P19-24, Amendment
- #P19-27, 151 Washington Avenue
- #P19-28, 400 Sackett Point Road
- #P19-28A, 400 Sackett Point Road

OTHER:

1. #P19-17S, 211 Montowese Avenue
2. 250 Sackett Point Road - Sunbelt Rentals

EXTENSIONS: None

CHANGE OF USE:

CORRESPONDENCE: 114 Summer Lane-Summer Wind Owner's Association

MINUTES: August 5, 2019

EXECUTIVE SESSION:

1. Discuss the status of the pending litigation of K Brothers, LLC v. Planning and Zoning Commission of Town of North Haven, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of K Brothers, LLC v. Planning and Zoning Commission of Town of North Haven.
3. Discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission, and possible action relating to same.
4. Consider whether to convene in executive session to discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission.

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