



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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November 8, 2019

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

Joseph M. Solimene, Alternate
Roderick Williams, Alternate

AGENDA

There will be a meeting of the Planning & Zoning Commission on **Tuesday, November 12, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.** to consider the following applications:

PUBLIC HEARINGS:

1. #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.
2. #P19-25 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 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 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 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 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.
7. #P19-34 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.
8. #P19-34A 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.

- DELIBERATION SESSION:**
- #P19-24, Amendment
 - #P19-25, 95 Warner Road
 - #P19-25S, 95 Warner Road
 - #P19-31, 319 Washington Street
 - #P19-34, 444 State Street
 - #P19-34A, 444 State Street

OTHER: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE: - 39 McDermott Road
- 39 McDermott Road
- 67 Washington Avenue
- 75 Washington Avenue
- 87A State Street

CORRESPONDENCE: None

MINUTES: October 7, 2019

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