

TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, DECEMBER 7, 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, December 7, 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 Thursday, December 3, 2020 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/f0a0a378/6EmzQoQq6xGdgZwLh3soMg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F88470493003%3Fpwd%3DU2owNkVMV0INK1JmL0dHUG8zVHhoZz09>

Meeting ID: 884 7049 3003
Passcode: 530241

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: 884 7049 3003
Passcode: 530241

AGENDA

COMMISSION MEMBERS:

Vern E. Carlson, Chairman
E. Richard Wilson, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giuliatti
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. #P20-30S Continuation of the 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.
4. #P20-34 Application of Aja Bogan-Dennison, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 to permit Studios for dance, musical and theatrical instruction, gymnasiums and physical culture establishments in CN Zoning Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.
5. #P20-37S Special Permit Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Proposed Change of Use, 37 Nettleton Ave., North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 11.06.2020. Scale: 1"=40'. 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 Continuation of the 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. #P20-32 Site Plan Application of EDC Properties, LLC, Applicant & Owner, relative to 2 Grasso Avenue, (Map 36, Lot 37). Plan Entitled: Proposed Site Plan, Property Located at #2 Grasso Avenue, North Haven, Connecticut. Prepared by: Criscuolo Engineering, LLC. Dated: 10/5/2020. Scale: 1"=30'. IL-80 Zoning District.
10. #P20-33 Site Plan Application of Connecticut Investment Development LLC, Applicant & Owner, relative to 100 Powdered Metals Drive, (Map 29, Lot 112). Plan Entitled: Site Plan, Proposed Warehouses, 100 Powdered Metals Drive, North Haven, Connecticut. Prepared by: Cardinal Engineering Associates. Dated: October 29, 2020. Scale: 1"=20. IG-80 Zoning District.
11. #P20-36 Site Plan Application of Centurion Solar, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road, (Map 6, Lot 9). Plan Entitled: Proposed Installation of Solar Panels and Solar Panel Carport, 50 McDermott Road, North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 10/27/20. Scale: 1"=30'. IL-30 Zoning District.
12. #P20-37 Site Plan Application of 37 Nettleton Avenue, LLC, Applicant & Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Proposed Change of Use, 37 Nettleton Ave., North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 11.06.2020. Scale: 1"=40'. IL-30 Zoning District.

DELIBERATION SESSION:

- #P20-25S, 318 Kings Highway
- #P20-25, 318 Kings Highway
- #P20-30S, 441, 445, 447 Washington Avenue
- #P20-34, Amendment
- #P20-37S, 37 Nettleton Avenue
- #P20-28, 8 Massimo Drive
- #P20-28A, 8 Massimo Drive
- #P20-30, 441, 445 & 447 Washington Avenue
- #P20-32, 2 Grasso Avenue
- #P20-33, 100 Powdered Metals Drive
- #P20-36, 50 McDermott Road
- #P20-37, 37 Nettleton Avenue

OTHER: - Open Space Representative
- Regional Planning Representative

EXTENSIONS: None

BONDS: None

CHANGE OF USE: None

CORRESPONDENCE: ZEO Report

MINUTES: November 9, 2020

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