

TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, JANUARY 4, 2021
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, January 4, 2021 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, January 4, 2021 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/9f577291/DMODGJs56xGK0UPBhns0Mg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F86386317381%3Fpwd%3DRm1ZK3ZFanlWLzFYbWUwQXp1b0pNQT09>

Meeting ID: 863 8631 7381
Passcode: 755980

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

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Meeting ID: 863 8631 7381
Passcode: 755980

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 Continuation of the 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 Continuation of the 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. #P20-37S Continuation of the 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.
4. #P20-39 Application of Desiree Savo, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 3.2.1.10 to permit "private health and wellness centers" in Office "O" Zoning Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.
5. #P20-40S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1.) of 110 Republic Drive Associates, LLC, Applicant & Owner, relative to 110 Republic Drive, (Map 35, Lot 12). Plan Entitled: Proposed Warehouse Use, 110 Republic Drive, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 12.08.2020. Scale: 1"=40'. IG-80 Zoning District.

SITE PLANS:

6. #P20-37 Continuation of the 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
- #P20-37S, 37 Nettleton Avenue
- #P20-39, Amendment
- #P20-40S, 110 Republic Drive
- #P20-37, 37 Nettleton Avenue

OTHER: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE: - 87A State Street
- 1870 Hartford Turnpike

CORRESPONDENCE: - ZEO Report
- Rental Housing Discussion

MINUTES: December 7, 2020

AJOURN