

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, NOVEMBER 8, 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:

This meeting is being conducted by means of electronic equipment. Any member of the public who does not have the electronic equipment necessary to attend such meeting remotely and wishes to do so, should submit a written request to the Town of North Haven Land Use Department at the Town Hall Annex, 5 Linsley Street, North Haven, CT 06473 or by email to Fredricksen.Alan@northhaven-ct.gov with said written request to be received no less than twenty-four (24) hours prior to the meeting, and the Town will provide the requester with a physical location and the electronic equipment necessary to attend such meeting in real time.

Members of the public who wish to submit written comments relevant to the application(s)/matter(s) before the Commission are encouraged to do so by 12:00 PM on Thursday, November 4, 2021 for distribution to the Commission.

<https://link.zixcentral.com/u/2e0bc23a/youA0zQ8o7BGkqyQLh3soMg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F89822854261%3Fpwd%3DdHZxSmNTV3owTHh1TERqclDYUTd3dz09>

**Meeting ID: 898 2285 4261
Passcode: 248559**

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: 898 2285 4261
Passcode: 248559**

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

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk

PUBLIC HEARING:

1. #P21-28 Subdivision Application of Timberwood Homes, LLC., Applicant, 355 Coe, LLC, Owner, for two (2) lots, relative to 245 Spring Road, (Map 38, Lot 52). Plan Entitled: Property & Topographic Survey, Land Now or Formerly 355 Coe, LLC, 245 Spring Road, North Haven, Connecticut. Dated: Sept. 23, 2021. Scale: 1"=20'. R-20 Zoning District.

SITE PLANS:

2. #P21-26 Site Plan Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.
3. #P21-26A CAM Application of Mettler Realty, LLC, Applicant & Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Storage and Staging Areas, Sackett Point Road, North Haven, Connecticut. Prepared by: Fuss & O'Neill. Dated: March 2018, revised 9/16/2021. Scale: 1"=40'. IG-80 Zoning District.
4. #P21-27 Site Plan Application of Roberth A. Tapia, Applicant, MDC Coastal 9, LLC, Owner, relative to 409 Washington Avenue, (Map 90, Lot 6). Plan Entitled: BDL3 Additional Trailer Parking, 409 Washington Ave, Town of North Haven, Connecticut. Prepared by: Langan CT, Inc. Dated: 10/05/21. Scale: 1"=30'. IL-80 Zoning District.

5. #P21-29 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.
6. #P21-29A CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

DELIBERATION SESSION: - #P21-28, 245 Spring Road
- #P21-26, 400 Sackett Point Road
- #P21-26A, 400 Sackett Point Road
- #P21-27, 409 Washington Avenue
- #P21-29, 48 Giles Avenue
- #P21-29A, 48 Giles Avenue

OTHER: - 165 Washington Avenue (*continued from 10-4-21*)
- Discussion of recent legislation with Commission's Counsel

EXTENSIONS: None

BONDS: - #P20-23, 475 Washington Avenue
- #P04-37, 10 Blue Hills Road

CHANGE OF USE: - 1899 Hartford Turnpike
- 10 Broadway
- 565 Washington Avenue

CORRESPONDENCE: - ZEO Report
- Town of Wallingford-Zoning Amendment
- Open Communities Alliance Cover Letter-October 19, 2021
- Open Communities Alliance-Zoning for Equity-June, 2021

MINUTES: 4 October 2021

AJOURN