

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION  
AGENDA FOR MONDAY, DECEMBER 6, 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](mailto: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, December 2, 2021 for distribution to the Commission.**

<https://link.zixcentral.com/u/1a576969/kkWhSa9A7BGfUrkh3soMg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F85888118274%3Fpwd%3DSkVaa25uNFV2K0JOZmZqa3dNcE1Bdz09>

**Meeting ID: 858 8811 8274  
Passcode: 912687**

**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: 858 8811 8274  
Passcode: 912687**

## AGENDA

There will be an **ORGANIZATIONAL MEETING** of the Planning & Zoning Commission on Monday, December 6, 2021 at 6:45 PM. This meeting will be conducted by means of electronic equipment. First Selectman Michael J. Freda will preside over the election of Officers. The regular meeting will follow to consider the following applications:

### **COMMISSION MEMBERS:**

Vern E. Carlson, Chairman  
E. Richard Wilson, Vice Chairman  
Theresa Ranciato-Viele, Secretary  
James J. Giulietti  
Brian Cummings

Roderick Williams, Alternate  
Paul J. Weymann, Alternate  
Mark Parisi, Alternate

### **TOWN PERSONNEL:**

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

### **PUBLIC HEARING:**

None

### **SITE PLANS:**

1. #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.
2. #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.
3. #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.

4. #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:** - #P21-26, 400 Sackett Point Road  
- #P21-26A, 400 Sackett Point Road

**OTHER:** - 165 Washington Avenue (*continued from 11-8-21*)  
- Open Space Representative  
- 195 McDermott Road  
- Discussion of legislation on cannabis and accessory apartments with presentation by counsel.

**EXTENSIONS:** #P20-12, 346 State Street

**BONDS:** #P06-25, 828 Thompson Street

**CHANGE OF USE:** - 1899 Hartford Turnpike  
- 8 Massimo Drive  
- 510 Washington Avenue

**CORRESPONDENCE:** - ZEO Report  
- Town of Hamden-Zoning Amendment  
- Town of Wallingford-Zoning Amendment  
- Connecticut Federation Quarterly Newsletter, Fall 2021

**MINUTES:** 8 November 2021

**AJOURN**