

TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, FEBRUARY 1, 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, February 1, 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 29, 2021 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/2d292b42/LGXObTdU6xG2pODnIYY8jw?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F83942818568%3Fpwd%3DYTdHK21JaDM0M1pNK3pIdGJkb0cvdz09>

Meeting ID: 839 4281 8568
Passcode: 704937

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: 839 4281 8568
Passcode: 704937

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. #P20-38S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.
5. #P21-01S Special Permit Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue, (Map 85, Lot 27 & Map 90, Lot 61). Plan Entitled: Site Plan and Special Permit Application Submission to Planning and Zoning, Proposed Upper Washington Multi-Use Development, 404 & 412 Washington Avenue (CT Route 5), North Haven, CT. Prepared by: BL Companies. Dated: January 8, 2021. Scale: 1"=40'. CB-40 & R-12 Zoning Districts.
6. #P21-02S Special Permit Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT. 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020, last revised: January 8, 2021. Scale: 1"=40'. EH Zoning District.

SITE PLANS:

7. #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.
8. #P20-38 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut, Planning and Zoning Submission. Prepared by: Milone & MacBroom. Dated: November 6, 2020. Scale: 1"=20'. R-40 Zoning District.
9. #P21-01 Site Plan Application of Connex Credit Union, Inc., Applicant & Owner, relative to 404 & 412 Washington Avenue, (Map 85, Lot 27 & Map 90, Lot 61). Plan Entitled: Site Plan and Special Permit Application Submission to Planning and Zoning, Proposed Upper Washington Multi-Use Development, 404 & 412 Washington Avenue (CT Route 5), North Haven, CT. Prepared by: BL Companies. Dated: January 8, 2021. Scale: 1"=40'. CB-40 & R-12 Zoning Districts.
10. #P21-02 Site Plan Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT. 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020, last revised: January 8, 2021. Scale: 1"=40'. EH Zoning District.

DELIBERATION SESSION: - #P20-25S, 318 Kings Highway
- #P20-25, 318 Kings Highway
- #P20-37S, 37 Nettleton Avenue
- #P20-37, 37 Nettleton Avenue

OTHER: Discussion of student housing and residential rentals

EXTENSIONS: #P11-39, 290 Washington Avenue

BONDS: 9-11 Defco Park Road

CHANGE OF USE: - 24 Church Street
- 67 Defco Park Road

CORRESPONDENCE: ZEO Report

MINUTES: January 4, 2021

AJOURN