

TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, MARCH 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, March 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 10:00 AM on Friday, February 26, 2021 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/ea934d9f/SCrpaclr6xGjHvnhhnsomg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F86207491645%3Fpwd%3DL0J1d2tLZGE0YktVT1ZMdFc1aFBuQT09>

Meeting ID: 862 0749 1645
Passcode: 099855

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: 862 0749 1645
Passcode: 099855

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.

7. #P21-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of North Haven LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue, (Map 85, Lot 6). Plan Entitled: Improvement Location Survey, "As-Built", Land of TFJA, LLC, Located at #323 Washington Avenue, North Haven, Connecticut. Prepared by: Winterbourne Land Services. Dated: June 30, 2006, rev. 2-8-07. Scale: 1"=30'. IL-30 Zoning District.
8. #P21-05S Special Permit Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street, (Map 51, Lot 3). Plan Entitled: Survey Map, 202 State St, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: January 06, 2021, rev. January 21, 2021. Scale: 1"=40'. CB-40 & O-12 Zoning Districts.

SITE PLANS:

9. #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.
10. #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.
11. #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.
12. #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.
13. #P21-03 Site Plan Application of Ron Casalino, Applicant, 355 Washington Avenue, LLC, Owner, relative to 355 Washington Avenue, (Map 85, Lot 13). Plan Entitled: Limited Property/Boundary Survey, Improvement Location Survey, Approved Site Plan (P20-31), Land of #355 Washington Avenue, LLC, #355 Washington Avenue, North Haven, Connecticut. Prepared by: Juliano Associates. Dated: 09/16/20. Scale: 1"=20'. IL-30 Zoning District.

14. #P21-05 Site Plan Application of Encouraging Word Church, Applicant, TRM Properties, LLC and State St., LLC, Owners, relative to 202 State Street, (Map 51, Lot 3). Plan Entitled: Survey Map, 202 State St, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: January 06, 2021, rev. January 21, 2021. Scale: 1"=40'. CB-40 & O-12 Zoning Districts.

DELIBERATION SESSION: - #P20-25S, 318 Kings Highway
- #P20-25, 318 Kings Highway
- #P20-37S, 37 Nettleton Avenue
- #P21-01S, 404-412 Washington Avenue
- #P21-02S, 343 & 379 Clintonville Road
- #P21-04S, 323 Washington Avenue
- #P20-37, 37 Nettleton Avenue
- #P21-01, 404 & 412 Washington Avenue
- #P21-02, 343 & 379 Clintonville Road
- #P21-03, 355 Washington Avenue

OTHER: Discussion of student housing and residential rentals

EXTENSIONS: - #P11-39, 290 Washington Avenue
- #P19-31, 319 Washington Avenue

BONDS: - #P20-21, 9-11 Defco Park Road
- #P15-05, 87 North Hill Road
- #P06-25, 828 Thompson Street

CHANGE OF USE: - 24 Church Street (2 Linsley Street)
- 67 Defco Park Road

CORRESPONDENCE: - ZEO Report
- CT Federation of Planning and Zoning Agencies-Winter 2021

MINUTES: January 4, 2021

AJOURN