

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION**

**AGENDA FOR MONDAY, APRIL 5, 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, April 5, 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 Thursday, April 1, 2021 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/0ab140c8/wn8J-JiC6xG7wVS9gNRvyg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F87406562788%3Fpwd%3DZ2Flci9EV3F3Y2h0OTI5Tk5McVBKQT09>

Meeting ID: 874 0656 2788

Passcode: 727320

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

Dial In: +1 929 205 6099 US (New York)

Meeting ID: 874 0656 2788

Passcode: 727320

## 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. #P20-38S 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.
2. #P21-01S Continuation of the 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.
3. #P21-02S Continuation of the 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.
4. #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.
5. #P21-07 Subdivision Application of K.S. Development, LLC, Applicant & Owner, for four (4) lots, relative to 120 Half Mile Road, (Map 24, Lot 36). Plan Entitled: Land of K.S. Development, LLC, Half Mile Road, North Haven, Connecticut. Prepared by: Summer Civil Engineers & Land Surveyors, P.C. Dated: 2-1-21. Scale: 1"=50'. R-40 Zoning District.
6. #P21-08S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West, (Map 66, Lot 14). Plan Entitled: B.P.O.E. New Haven 25, 80 Old Broadway West, North Haven, CT, Proposed Site Plan. Prepared by: John A. Matthews. Dated: 3/5/21. Scale: 1"=20'. IL-30 Zoning District.

## **SITE PLANS:**

7. #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.
8. #P21-01 Continuation of the 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.
9. #P21-02 Continuation of the 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.
10. #P21-05 Continuation of the 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.
11. #P21-06 Site Plan Application of John Cifarelli, Applicant & Owner, relative to 97 Defco Park, (Map 95, Map 27). Plan Entitled: Existing Conditions, Property Located at #97 Defco Park Road, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 2/19/2021. Scale: 1"=30'. IL-80 Zoning District.
12. #P21-08 Site Plan Application of New Haven Lodge No. 25 B.P.O.E., Applicant & Owner, relative to 80 Old Broadway West, (Map 66, Lot 14). Plan Entitled: B.P.O.E. New Haven 25, 80 Old Broadway West, North Haven, CT, Proposed Site Plan. Prepared by: John A. Matthews. Dated: 3/5/21. Scale: 1"=20'. IL-30 Zoning District.

**DELIBERATION SESSION:** - #P21-01S, 404 & 412 Washington Avenue  
- #P21-02S, 343 & 379 Clintonville Road  
- #P21-05S, 202 State Street  
- #P21-01, 404 & 412 Washington Avenue  
- #P21-02, 343 & 379 Clintonville Road  
- #P21-05, 202 State Street  
- #P21-08, 80 Old Broadway West

**OTHER:** - 44 Washington Avenue  
- 375 Washington Avenue  
- 78 Rebesch Drive  
- 365 Universal Drive North  
- 100 Republic Drive

**EXTENSIONS:** #P11-39, 290 Washington Avenue (continued from 3/1/21)

**BONDS:** #P06-25, 828 Thompson Street (continued from 3/1/21)

**CHANGE OF USE:** - 336 State Street  
- 630 Washington Avenue

**CORRESPONDENCE:** ZEO Report

**MINUTES:** March 1, 2021

**AJOURN**