

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION**  
**AGENDA FOR MONDAY, MAY 3, 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, May 3, 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, April 30, 2021 for distribution to the Commission and posting on the Town's website.

<https://link.zixcentral.com/u/5d256191/JB-DJFWc6xGOn83jKHgf9A?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F86215717479%3Fpwd%3DWW5LdDNDRUx1V3VCbUwzMjB1ck8yZz09>

**Meeting ID: 862 1571 7479**  
**Passcode: 708693**

**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: 862 1571 7479**  
**Passcode: 708693**

## 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

### **8-24 REFFERAL:**

1. #P21-13 Application of the Town of North Haven for the sale of a 3,213 SF (0.07 acre) parcel located at the end of Sellot Street.

### **PUBLIC HEARING:**

2. #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 Hill Civil Engineers & Land Surveyors, P.C. Dated: 2-1-21. Scale: 1"=50'. R-40 Zoning District.

### **SITE PLANS:**

3. #P21-06 Site Plan Application of John Cifarelli, Applicant & Owner, relative to 97 Defco Park Road, (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.
4. #P21-09 Site Plan Application of Twelve Percent, LLC, Applicant, 450 Sackett Point Associates, LLC, Owner, relative to 341 State Street, (Map 35, Lot 25). Plan Entitled: Proposed Patio, 341 State Street, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 03.23.2021. Scale: 1"=20'. IL-30 Zoning District.
5. #P21-10 Site Application of 144 Washington Avenue, LLC, Applicant & Owner, relative to 146 Washington Avenue, 5 Monroe Street & 8 Blakeslee Avenue, (Map 73, Lots 34, 35 & 32). Plan Entitled: Proposed Development, 144 Washington Ave (Route 5), North Haven, Connecticut. Prepared By: BL Companies. Dated: 04/08/2021, rev. 4/28/2021. Scale: 1"=20'. CB-20/R-12 Zoning Districts.
6. #P21-11 Site Plan Application of Centek Engineering, Applicant, Parker Hannifin Corporation, Owner, (Map 95, Lot 21), relative to 33 Defco Park Road. Plan Entitled: Property Located at #33 Defco Park Road, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 3/30/2021. Scale: 1"=30'. IL-80 Zoning District.

**DELIBERATION SESSION:** - #P21-13, 8-24 Referral, Sellot Street  
- #P21-07, 120 Half Mile Road  
- #P21-09, 341 State Street  
- #P21-10, 146 Washington Avenue  
- #P21-11, 33 Defco Park Road

**OTHER:** None

**EXTENSIONS:** - #P20-09 & #P20-09A, 370 Universal Drive North

**BONDS:** - #P06-25, 828 Thompson Street (*continued from 4/5/21*)  
- #P20-29, 39A Upper State Street  
- #P18-97, 224 Quinnipiac Avenue  
- #P20-08, 158 Washington Avenue

**CHANGE OF USE:** None

**CORRESPONDENCE:** - ZEO Report  
- Connecticut Federation of Planning & Zoning Agencies, Spring 2021

**MINUTES:** April 5, 2021

**ADJOURN**