

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION  
AGENDA FOR MONDAY, SEPTEMBER 13, 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 Tuesday, September 7, 2021 for distribution to the Commission.

<https://link.zixcentral.com/u/e4e3f6c9/wNq8pPwE7BGPye8Fh3soMg?u=https%3A%2F%2Fus02web.zoom.us%2Fj%2F86907984369%3Fpwd%3D2NFRU9QVDV2MUUrZk9hKzBFck1xdz09>

Meeting ID: 869 0798 4369  
Passcode: 295212

**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: 869 0798 4369  
Passcode: 295212

## 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

### TOWN PERSONNEL:

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

### 8-24 REFFERAL:

1. #P21-22 Application of the Town of North Haven for the sale of a 7,987 SF (0.18 acre) parcel located at the end of Mountain Brook Road.

### PUBLIC HEARING:

None

### SITE PLANS:

2. #P21-18 Site Plan Application of 144 Washington Avenue, LLC, Applicant & Owner, relative to 146 Washington Avenue, 5 Monroe Street, & 8 Blakeslee Avenue, (Map 73, Lot 34, Map 73, Lot 35 & Map 73, Lot 32). Plan Entitled: Land Development Plans Issued For Construction, Proposed Development, 146 Washington Ave (Route 5) North Haven, Connecticut. Prepared by: BL Companies. Dated: 07/07/2021, rev. 8/20/2021. Scale: 1"=20'. CB-20/R-12 Zoning Districts.
3. #P21-19 Site Plan Application of John Zyrlis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126). Plan Entitled: Inland Wetlands & Planning and Zoning Applications for Warehouse – 2 – Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: Revised July 26, 2021. Scale: 1"=20'. IL-80 & IG- 80 Zoning Districts.
4. #P21-20 Site Plan Application of Chick-fil-A, Inc. & Bombino LLC, Applicants, Bombino LLC, Owner, relative to 560 Universal Drive North, (Map 21, Lot 10). Plan Entitled: Proposed Chick-fil-A Drive-Thru Improvements. Prepared by: Bohler. Dated: 08/20/2021. Scale: 1"=20'. IL-80 Zoning District.

5. #P21-21 Site Plan Application of Panera, LLC, Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North, (Map 21, Lot 12). Plan Entitled: Land Development Plans for Proposed Restaurant Development Issued for Site Plan Approval, 600 Universal Drive North, North Haven, Connecticut. Prepared by: BL Companies. Dated: August 9, 2021. Scale: 1"=20'. IL-80 Zoning District.

6. #P21-21A CAM Application of Panera, LLC, Applicant, Cinemark USA, Inc., Owner, relative to 600 Universal Drive North, (Map 21, Lot 12). Plan Entitled: Land Development Plans for Proposed Restaurant Development Issued for Site Plan Approval, 600 Universal Drive North, North Haven, Connecticut. Prepared by: BL Companies. Dated: August 9, 2021. Scale: 1"=20'. IL-80 Zoning District.

**DELIBERATION SESSION:** - #P21-22, 8-24 Referral  
- #P21-18, 146 Washington Avenue  
- #P21-19, 85 Sackett Point Road  
- #P21-20, 560 Universal Drive North  
- #P21-21, 600 Universal Drive North  
- #P21-21A, 600 Universal Drive North  
- #P20-38S, 5100 Ridge Road  
- #P20-38, 5100 Ridge Road

**OTHER:** - 37 Pond Hill Road, Lot Modification  
- 165 Washington Avenue, Tree Assessment  
- 60 United Drive, Aces School EV Bus & Charger  
- Overview of recent legislation concerning zoning matters-Town Counsel

**EXTENSIONS:** None

**BONDS:** - #P06-25, 828 Thompson Street  
- #P01-09, 441-447 Washington Avenue

**CHANGE OF USE:** -1899 Hartford Turnpike  
- 8 Devine Street

**CORRESPONDENCE:** - ZEO Report  
- Town of North Branford, Adjacent Text Amendment Application

**MINUTES:** 2 August 2021  
24 August 2021

**AJOURN**