

**TOWN OF NORTH HAVEN PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, FEBRUARY 7, 2022
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 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 Thursday, February 3, 2022 for distribution to the Commission.

<https://link.zixcentral.com/u/2c87de82/RD9K18Js7BGFLYgOC2wmKA?u=https%3A%2F%2Fs02web.zoom.us%2Fj%2F84745481155%3Fpwd%3DeS9ldlZiR25EM3h1Uk1Fb1FTTDIKQT09>

**Meeting ID: 847 4548 1155
Passcode: 468651**

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: 847 4548 1155
Passcode: 468651**

AGENDA

COMMISSION MEMBERS:

Vern E. Carlson, Chairman
E. Richard Wilson, Vice Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings

Roderick Williams, Alternate
Paul J. Weymann, Alternate
Mark Parisi, Alternate

TOWN PERSONNEL:

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

PUBLIC HEARINGS:

1. #P22-02S Special Permit Application, as authorized by Section 11.1, of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432 Washington Avenue, (Map 90, Lot 59 and Lot 58). Plan Entitled: Proposed Parking Expansion, 432 Washington Street & 12 Glenn Road. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: January 7, 2022. Scale: 1"=30'. CB-40/R-12 Zoning Districts.
2. #P22-01 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Proposed Mauro Motors Pre-Owned Automotive Sales & Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: SLR. Dated: June 7, 2019, rev. January 7, 2022. Scale: 1"=40'. CB-40 Zoning District.

SITE PLANS:

3. #P21-29 Continuation of the Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.
4. #P21-29A Continuation of the CAM Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Land Development Plans for North Haven Planning and Zoning Commission/Coastal Area Management Submission. Proposed Building. Prepared by: BL Companies. Dated: October 07, 2021. Scale: 1"=40'. IG-80 Zoning District.

5. #P22-02 Site Plan Application of Goodwill Industries of Southern New England, Inc., Applicant, Goodwill Industries of Southern New England, Inc. and Christopher & Leslie Travali, Owners, relative to 432 Washington Avenue, (Map 90, Lot 59 and Lot 58). Plan Entitled: Proposed Parking Expansion, 432 Washington Street & 12 Glenn Road. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: January 7, 2022. Scale: 1"=30'. CB-40/R-12 Zoning Districts.

.DELIBERATION SESSION: - #P22-02S, 432 Washington Avenue
- #P22-01, 576 Washington Avenue
- #P21-29, 48 Giles Avenue
- #P21-29A, 48 Giles Avenue
- #P22-02, 432 Washington Avenue

OTHER: - Discussion of legislation on cannabis and accessory apartments with presentation by Counsel.
- #P21-10 & #P21-18, 144 Washington Avenue
- #P21-20, 560 Universal Drive North
- #P20-19, 15 Cottontail Lane-Subdivision Plan revision
- 200 Universal Drive North
- 160 State Street

EXTENSIONS: - #P20-30, 441/445/447 Washington Avenue
- #P20-32, Grasso Avenue

BONDS: - #P17-32, 342 Washington Avenue
- #P04-37, 10 Blue Hills Road

CHANGE OF USE: - 1899 Hartford Turnpike
- 336 State Street, Unit #5

CORRESPONDENCE: - ZEO Report

MINUTES: - 6 December 2021
- 3 January 2022

AJOURN