

**TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
AGENDA FOR MONDAY, APRIL 4, 2022
HYBRID MEETING TO BE HELD AT 7:00 PM
IN PERSON AND VIA ZOOM VIDEOCONFERENCE**

TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN AND OTHER INTERESTED PARTIES:

There will be a meeting of the Planning & Zoning Commission on **Monday, April 4, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.** to consider the following applications:

To join the meeting the public can view and listen from a computer, tablet, or smartphone via the following links:

<https://us02web.zoom.us/j/85732166322?pwd=QkRDWmEydGNiMWhpNWg0eFNuOG82dz09>

**Meeting ID: 857 3216 6322
Passcode: 767483**

One tap mobile:

+13017158592,,85732166322#,,,,*767483# US (Washington DC)
+13126266799,,85732166322#,,,,*767483# US (Chicago)

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+1 301 715 8592 US (Washington DC)
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+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

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Find your local number: <https://us02web.zoom.us/j/85732166322>

Join by SIP:

85732166322@zoomcrc.com

Join by H.323:

162.255.37.11 (US West)
162.255.36.11 (US East)
Meeting ID: 857 3216 6322
Passcode: 767483

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:

None

SITE PLANS:

1. #P22-03 Site Plan Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1"=20'. IL-30 Zoning District.
2. #P22-03A CAM Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1"=20'. IL-30 Zoning District.
- 3.#P22-04 Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Change of Use Plan, 48 Giles Avenue, North Haven, Connecticut. Prepared by: BL Companies. Dated: 10/07/2021. Scale: 1"=40'. IG-80 Zoning District.

DELIBERATION SESSION: - #P22-04, 48 Giles Avenue

OTHER:

- #P19-15, 67 Old Broadway East
- #P21-20, 600 Universal Drive North
- #P14-12, 409 Washington Avenue
- Discussion of Public Act No. 21-1 AN ACT CONCERNING RESPONSIBLE AND
EQUITABLE REGULATION OF ADULT-USE CANNABIS.
- Discussion of Public Act No. 21-29 as it pertains to accessory apartments/accessory dwelling
units.
- Discussion of Public Act No. 21-29 as it pertains to parking.

EXTENSIONS: #P21-01 & #P21-01S, 404-412 Washington Avenue

BONDS: #P04-37, 10 Blue Hills Road (*continued*)

CHANGE OF USE: None

CORRESPONDENCE: ZEO Report

MINUTES: 7 March 2022

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