

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

**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, May 2, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.** to consider the following applications and other matters:

AGENDA

COMMISSION MEMBERS:

Vern E. Carlson, Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Paul J. Weymann

E. Richard Wilson, Alternate
Roderick Williams, Alternate
Mark Parisi, Alternate

TOWN PERSONNEL:

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

PUBLIC HEARINGS:

1. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units. A copy of said Public Act will be posted with this Notice in the Town Clerk’s Office and available on the Planning and Zoning Commission’s page on the Town website at <https://www.town.north-haven.ct.us/>.
2. A Public Hearing and possible action on, including an opt-out from, provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2(d)(9) and 8-2p) pertaining to parking. A copy of said Public Act will be posted with this Notice in the Town Clerk’s Office and available on the Planning and Zoning Commission’s page on the Town website at <https://www.town.north-haven.ct.us/>.
3. #P22-08S Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale 1”=40’. R-40 Zoning District.

SITE PLANS:

4. #P22-03 Site Plan Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, 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.
5. #P22-03A CAM Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, 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.
6. #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.
7. #P22-05 Site Plan Application of John Zyrllis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126). Plan Entitled: Warehouse-2-Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: 3-18-22, rev. 4-7-22. Scale: 1"=20'. IL-80 & IG-80 Zoning Districts.
8. #P22-06 Site Plan Application of Andy Ciaccio, Applicant, 92 State Street, LLC, Owner, relative to 92, 90 & 84 State Street, (Map 58, Lots 108, 109 & 110). Plan Entitled: Site Plan, Commercial Park, 92 State Street, North Haven, CT, Property of 92 State Street, LLC. Prepared by: Christopher G. Bell, P.E. Dated: March 31, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.
9. #P22-07 Site Plan Application of The North Haven Fair Association, Inc., Applicant & Owner, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Existing Conditions Properties Located at Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/19/2011, rev. 4/5/2022. Scale: 1"=50'. CB-40 & R-12 Zoning Districts.
10. #P22-08 Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale: 1"=40'. R-40 Zoning District.

11. #P22-09 Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Site Plan of Property of 346 State Street LLC, 346 State Street (Route 5), North Haven, Connecticut. Prepared by: CW International. Dated: March 3, 2020, rev. April. 7, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.

DELIBERATION SESSION: - Public Act No. 21-29, Accessory Apartments
- Public Act No. 21-29, Parking
- #P22-05, 85 Sackett Point Road
- #P22-07, 290 Washington Avenue & 30 Fairlawn Drive
- #P22-09, 346 State Street

OTHER: Discussion of Public Act No. 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.

EXTENSIONS: None

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

CHANGE OF USE: - 276 State Street
- 1872 Hartford Turnpike

CORRESPONDENCE: ZEO Report

MINUTES: 4 April 2022

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