

**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 an ORGANIZATIONAL MEETING of the Planning & Zoning Commission to elect a new Vice Chairman on Monday, June 6, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m. The regular meeting will follow to consider the following applications:**

**AGENDA**

**COMMISSION MEMBERS:**

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

Roderick Williams, Alternate  
Mark Parisi, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Leslie Carney, Clerk

**8-24 REFERRAL:**

1. #P22-12 Application of the Town of North Haven for the construction of a 16' x 20' pavilion to be located at Ridge Road Elementary School.

**PUBLIC HEARINGS:**

2. #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.
3. #P22-10 Subdivision application of Joseph Iamunno, Applicant & Owner, 94 Warner Associates, LLC, relative to 87 Warner Road, (Map 40, Lot 97). Plan Entitled: Proposed Resubdivision, Land N/F 94 Warner Associates, LLC, 87 Warner Road, North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated: February 21, 2022. Scale: 1"=80'. 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 Zyrilis-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. #P22-08 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.

**DELIBERATION SESSION:** - 8-24 Referral, Town of North Haven/Ridge Road School  
- #P22-08S, 91 and 103 Kings Highway & 124 Mansfield Road  
- #P22-04, 48 Giles Avenue  
- #P22-05, 85 Sackett Point Road  
- #P22-06, 92, 90 & 84 State Street  
- #P22-08, 91 and 103 Kings Highway & 124 Mansfield Road

**OTHER:** None

**EXTENSIONS:** None

**BONDS:** #P20-19, 15 Cottontail Lane

**CHANGES OF USE:** - 27 Dodge Avenue  
- 79 Washington Avenue

**CORRESPONDENCE:** Letter from Tom White

**MINUTES:** 2 May 2022

**AJOURN**