

**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, July 11, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.** to consider the following applications:

**AGENDA**

**COMMISSION MEMBERS:**

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

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. #P22-10 Resubdivision Application of 94 Warner Associates, LLC, Applicant & Owner, for seventeen (17) lots, 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.
2. #P22-11S Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.
3. #P22-13S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Shirley Arrieta, Applicant, Market Square Associates, Owner, relative to 2001 Whitney Avenue, (Map 33, Lot 018). Plan Entitled: "As Built" Survey Map, Market Square Associates, #1995, #2001, #2003, & #2005 Whitney Avenue, North Haven, Connecticut. Prepared by: Gordon Bilides, P.E. & L.S. Dated: November 1, 2001, Revised: September 22, 2006. Scale: 1"=20'. CN-20 Zoning District.

4. #P22-14S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of KJ Ventures LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue, (Map 85, Lots 5 & 6). Plan Entitled: Improvement Location Survey, "As-Built", Land of TFJA, LLC, Located at #323 Washington Avenue, North Haven, Connecticut. Prepared by: Winterbourne Land Services. Dated: June 30, 2006. Scale: 1"=30'. IL-30 Zoning District.

**SITE PLANS:**

5. #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.
6. #P22-05 Continuation of the 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: 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.
7. #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.
8. #P22-11 Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.
9. #P22-15 Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District.
10. #P22-15A CAM Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District.

11. #P22-16 Site Plan Application of At Home, LLC, Applicant, August America LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: “At Home” at North Haven Commons, Site Plan Modification for Outdoor Storage, 370-376 Eagle Crossing, North Haven, Connecticut. Dated: June 3, 2022. Scale: 1”=50’. IL-80 Zoning District.

**DELIBERATION SESSION:** - #P22-10, 87 Warner Road  
- #P22-13S, 2001 Whitney Avenue  
- #P22-14S, 323 Washington Avenue  
- #P22-04, 48 Giles Avenue  
- #P22-05, 85 Sackett Point Road  
- #P22-06, 92, 90 & 84 State Street  
- #P22-15, 200 McDermott Road  
- #P22-15A, 200 McDermott Road  
- #P22-16, 300 Universal Drive North  
- #P22-08S, 91 and 103 Kings Highway & 124 Mansfield Road  
- #P22-08, 91 and 103 Kings Highway & 124 Mansfield Road

**OTHER:** - #P21-08S & #P21-08, 80 Old Broadway West  
- #P01-06 & #P01-07, 520 Pool Road  
- 79 State Street – Request for event

**EXTENSIONS:** None

**BONDS:** - #P20-19, 15 Cottontail Lane  
- #P98-39 & #P98-40, 112 Washington Avenue

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

**CORRESPONDENCE:** 2023 Meeting Dates

**MINUTES:** 6 June 2022

**AJOURN**