

TOWN OF NORTH HAVEN  
PLANNING & ZONING COMMISSION  
NOTICE OF DECISION

The following decisions were rendered at the meeting of the North Haven Planning and Zoning Commission on Monday, June 6, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.

**8-24 REFERRAL:**

1. #P22-12 Approved the 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 Closed the Public Hearing and continued the deliberations to the 11 July 2022 meeting for the 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 Postponed to the 11 July 2022 meeting the 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.

**SITE PLANS:**

4. #P22-03 Withdrawn by the applicant the Site Plan Application of Hunter Smith Associates, applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46).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 #P22-03A Withdrawn by the applicant the CAM Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46).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 Postponed to the 11 July 2022 meeting the 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 Continued to the 11 July 2022 meeting 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.
8. #P22-06 Postponed to the 11 July 2022 meeting the 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 Closed the application and continued the deliberations to the 11 July 2022 meeting for the 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.

**BONDS:** #P20-19, 15 Cottontail Lane – continued to the 11 July 2022 meeting

**CHANGES OF USE:**

1. 27 Dodge Avenue – approved the change of use from motor vehicle repair to a fitness center.
2. 27 Dodge Avenue – approved the change of use from motor vehicle repair to a can & bottle redemption center.
3. 79 Washington Avenue – approved the change of use from retail to a virtual reality arcade.

**THERESA RANCIATO-VIELE, SECRETARY**

**TO BE PUBLISHED IN THE COURIER ON THE FOLLOWING DATE:**

**THURSDAY, JUNE 16, 2022**