

**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 10, 2023 at the North Haven Memorial Library, 17 Elm Street, in the Community Room 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 Parise, Alternate

John Troiano, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

J. Andrew Bevilacqua, Town Engineer

Pam Miller, Clerk

PUBLIC HEARINGS:

1. #P23-11S Special Permit Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road, (Map 75, Lot 43). Plan Entitled: Aces North Haven, Regulatory Submission, 88 Bassett Road, North Haven, Connecticut. Prepared by: SLR International Corp. Dated: June 8, 2023. Scale: 1"=40'. R-20/R-40 Zoning Districts.
2. #P23-12S Special Permit Application (as authorized by Section 8.10.1) of Small Batch Cellars, LLC, Applicant, 37 Nettleton Avenue, LLC, Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Tasting Room Expansion, 37 Nettleton Ave., North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 6-8-2023. Scale: 1"=40'. IL-30 Zoning District.
3. #P23-15S Special Permit Application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Proposed Parking Plan, 5100 Ridge Road, North Haven, Connecticut. Prepared by: SLR International Corporation. Dated: June 5, 2023. Scale: 1"=20'. R-40 Zoning District.

SITE PLANS:

4. #P23-10 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Site Plan Modification Parking Expansion, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: SLR. Dated: June 7, 2023. Scale: 1"=40'. CB-40 Zoning District.

5. #P23-11 Site Plan Application of Area Cooperative Educational Services, Applicant & Owner, relative to 88 Bassett Road, (Map 75, Lot 43). Plan Entitled: Aces North Haven, Regulatory Submission, 88 Bassett Road, North Haven, Connecticut. Prepared by: SLR International Corp. Dated: June 8, 2023. Scale: 1"=40'. R-20/R-40 Zoning Districts.
6. #P23-12 Site Plan Application of Small Batch Cellars, LLC, Applicant, 37 Nettleton Avenue, LLC, Owner, relative to 37 Nettleton Avenue, (Map 11, Lot 56). Plan Entitled: Tasting Room Expansion, 37 Nettleton Ave., North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 6-8-2023. Scale: 1"=40'. IL-30 Zoning District.
7. #P23-13 Site Plan Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Sidewalk and Parking Lot Improvements, 395 State Street, North Haven, Connecticut. Dated: June 8, 2023. Scale: 1"=20'. IL-30 Zoning District.
8. #P23-13A CAM Application of Maple Avenue Repair Service, LLC., Applicant, Trilot 7 Enterprises, LLC, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Sidewalk and Parking Lot Improvements, 395 State Street, North Haven, Connecticut. Dated: June 8, 2023. Scale: 1"=20'. IL-30 Zoning District.
9. #P23-14 Site Plan Application of 299 Washington Ventures, LLC, Applicant, Donna Genco Parese & Emilio Parese and Emilo Parese, Owners, relative to 289 & 299 Washington Avenue, (Map 80, Lots 5 & 6). Plan Entitled: AF Forbes Proposed Filling Station #289 & 299 Washington Avenue, North Haven, CT 06473. Prepared by: CMG Engineering Services. Dated: 3/10/2023. Scale: 1"=30'. IL-30 Zoning District.
10. #P23-15 Site Plan Application of The Slate School Inc., Applicant & Owner, relative to 5100 Ridge Road, (Map 97, Lot 2). Plan Entitled: Proposed Parking Plan, 5100 Ridge Road, North Haven, Connecticut. Prepared by: SLR International Corporation. Dated: June 5, 2023. Scale: 1"=20. R-40 Zoning District.

DELIBERATION SESSION: - #P23-11S, 88 Bassett Road
- #P23-10, 576 Washington Avenue
- #P23-11, 88 Bassett Road
- #P23-13, 395 State Street
- #P23-13A, 395 State Street
- #P23-14, 289 & 299 Washington Avenue

OTHER: 1 Lincoln Street

EXTENSIONS: None

BONDS: - #P22-20, 150 Universal Drive
- #P19-19, 600 Universal Drive

CHANGE OF USE: - 83 State Street
- 1876 Hartford Turnpike

CORRESPONDENCE: - Town of Wallingford-Amendment
- Town of Hamden-Amendment
- 2024 Meeting Dates

MINUTES: 5 June 2023

AJOURN