

**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 1, 2024, 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  
Brian Cummings, Secretary  
Roderick Williams

Ken Quick  
Mark Parisi, Alternate  
John Troiano, Alternate  
Kerry Mattie, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Christine Hilton, Land Use Secretary

**PUBLIC HEARINGS:**

1. #P24-12 Zone Change Application of Universal Construction, LLC, Applicant & Owner, relative to 61 Quinnipiac Avenue, (Map 6, Lot 21). Plan Entitled: 61 Quinnipiac Avenue, 06/021, North Haven, Connecticut, Zone Change Application. Prepared by: Nafis & Young Engineers, Inc. Dated: May, 2024. Scale: 1"=30'. R-40, CB-20 & R-20 Zoning Districts.
2. #P24-14S Special Permit Application of Quinnipiac University, Applicant & Owner, relative to 5100 & 5110 Ridge Road, (Map 97, Lots 2 & 3). Plan Entitled: Quinnipiac University, Hamden, Connecticut, Education Center, 5100-5110 Ridge Road, North Haven, CT. Prepared by: Nathan L. Jacobson & Associates, Inc. Dated: May 22, 2024, rev. June 7, 2024. Scale: 1"=20'. R-40 Zoning District.

**SITE PLANS:**

3. #P24-08 Site Plan Application of Wayne S. Garrick Architects, Applicant, Emmeth Properties, LLC, Owner, relative to 47 Middletown Avenue, (Map 3, Lot 48). Plan Entitled: Map of Existing Conditions, SKP Advisors, 47 Middletown Avenue, North Haven, CT. 06473. Prepared by: JPGA. Dated: 10-12-2022, rev. 5/2/24. Scale: 1"=20'. CB-20 Zoning District.
4. #P24-10 Continuation of the Site Plan Application of Pat Munger Construction Company Inc., Applicant, S K F North Haven, LLC, Owner, relative to 101 Washington Avenue, (Map 73, Lot 7). Plan Entitled: Proposed Site Layout & Exterior Refresh for Broad Peak Properties, Edible Arrangements, 101 Washington Avenue, North Haven, Connecticut 06473. Prepared by: Gary M. Greenalch, PE. Dated: 5/8/24. Scale: 1"=10'. CA-20 Zoning District.

5. #P24-14 Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 5100 & 5110 Ridge Road, (Map 97, Lots 2 & 3). Plan Entitled: Quinnipiac University, Hamden, Connecticut, Educational Center, 5100 & 5110 Ridge Road, North Haven, CT. Prepared by: Nathan L. Jacobson & Associates, Inc. Dated: May 22, 2024, rev. June 7, 2024. Scale: 1"=20'. R-40 Zoning District.

**DELIBERATION SESSION:** - #P24-12, 61 Quinnipiac Avenue  
- #P24-08, 47 Middletown Avenue  
- #P24-10, 101 Washington Avenue

**OTHER:** None

**EXTENSIONS:** None

**BONDS:** - #P23-20, 36 Broadway

**CHANGE OF USE:** None

**CORRESPONDENCE:** 2025 Meeting Dates

**MINUTES:** 3 June 2024

**AJOURN**