

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 3, 2024, at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 P.M.

SITE PLANS:

1. #P24-03 Withdrawn by the Applicant, the Site Plan Application of Vincent Capasso, Applicant, VSR, LLC, Owner, relative to 400 Valley Service Road, (Map 85, Lot 2). Plan Entitled: Proposed Site Development, #400 Valley Service Road, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering LLC. Dated: 1/24/2024. Scale: 1"=40'. IL-80 Zoning District.
2. #P24-08 Postponed to the July 1, 2024 meeting, the 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.
3. #P24-09 Approved the Site Plan Application of Sami Jamal, Applicant, North Haven Gas Realty, LLC, Owner, relative to 102 Middletown Avenue, (Map 6, Lot 19). Plan Entitled: Proposed Convenience Store and Retail Fueling Facility, 102 Middletown Avenue, North Haven, Connecticut. Prepared by: Benesch. Dated: May 3, 2024. Scale: 1"=10'. CB-20 Zoning District. Subject to conditions.
4. #P24-10 Continued to the July 1, 2024 meeting, 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.

OTHER:

1. 295 Mill Road – Approved the request to add a 9'x21' greenhouse to the front (west side) of the existing ACES school.
2. 60 Dodge Avenue - Approved the request for the relocation of two (2) transformers.
3. 69 Defco Park Road – Approved the request for the installation of an above ground diesel fuel tank on the south side of the existing building.

CHANGE OF USE:

1. 87 Quinnipiac Ave – Approved the change of use from a bar/restaurant to retail, subject to conditions.

BONDS:

1. #P13-28, 346 State Street – Approved the release of the entire bond in the amount of \$2,500.00.
2. #P14-09, 346 State Street – Approved the release of the entire bond in the amount of \$5,000.00.

BRIAN CUMMINGS, SECRETARY

**TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATE:
Thursday, June 13, 2024**