

TOWN OF NORTH HAVEN  
PLANNING & ZONING COMMISSION  
NOTICE OF DECISIONS

The following decisions were rendered at the meeting of the North Haven Planning and Zoning Commission on Monday, October 7, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**PUBLIC HEARINGS:**

1. #P19-24 Continued to the 12 November 2019 meeting the application of Middletown 102, LLC, Applicant, proposed Amendment to the North Haven Zoning Regulations to amend Section 4.4.2 and add Section 4.4.1.39 and Section 4.4.3.11 to permit residential apartments above first floor commercial uses in CB-20 Zoning Districts along Quinnipiac Avenue & Middletown Avenue. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.
2. #P19-25 Continued to the 12 November 2019 meeting the Subdivision Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for eight (8) lots, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road, (Map 40, Lots 39-44). Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.
3. #P19-25S Continued to the 12 November 2019 meeting the Special Permit Application (as authorized by Section 2.5.1) of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, for (8) eight lots, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road, (Map 40, Lots 39-44). Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.
4. #P19-32 Approved the Resubdivision Application of Updike, Kelly & Spellacy, PC, Applicant, Connecticut Investment Development LLC, Owner, for two (2) lots, relative to 100 Powdered Metals Drive, (Map 29, Lot 112). Plan Entitled: Resubdivision Plan, Portion of Section 3, Grasso Associates, et al Subdivision, Property of Connecticut Investment Development, LLC, 100 Powdered Metals Drive, North Haven, Connecticut. Prepared by: Loureiro Engineering Associates, Inc. Dated: June 19, 2019. Scale: 1"=30'. IG-80 Zoning District. Subject to conditions.

**SITE PLANS:**

5. #P19-28 Continued to the 12 November 2019 meeting the Site Plan Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road,

(Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared by Fuss & O'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.

6. #P19-28A Continued to the 12 November 2019 meeting the CAM Application of Niklyn Corp., Applicant, Mettler Realty, LLC, Owner, relative to 400 Sackett Point Road, (Map 35, Lot 9). Plan Entitled: Site Plan Package, 400 Sackett Point Road, North Haven, Connecticut. Prepared by Fuss & O'Neil, Inc. Dated: March 2018, revised July 2019. Scale: 1"=40'. JG-80 Zoning District.
7. #P19-30 Approved the Site Plan Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District. Subject to conditions.
8. #P19-30A Approved the CAM Application of Pharmacia & Upjohn Company LLC, Applicant & Owner, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: Brickyard Point Interpretive Trail Project, Proposed Site Plan. Prepared by: Woodard & Curran. Dated: July 2019. Scale: 1"=80'. IG-80 Zoning District. Subject to conditions.
9. #P19-31 Postponed to the 12 November 2019 meeting the Site Plan Application of LTD Realty Associates, LLC, Applicant & Owner, relative to 319 Washington Avenue, (Map 85, Lot 4). Plan Entitled: Site Plan Expansion – Building 2. Prepared by: Nafis & Young Engineers, Inc. Dated: June 2019. Scale: 1"=20'. IL-30 Zoning District.
10. #P19-33 Approved the Site Plan Application of John Montesano, Applicant, VBH, LLC, Owner, relative to 10 Bernhard Road, (Map 3, Lot 4). Plan Entitled: Site Plan, Showing "Existing Conditions" prepared for John Montesano. Prepared by: Anthony Mello, Jr. L.S. Dated: 8/14/19. Scale: 1"=20'. IL-30 Zoning District. Subject to conditions.

**OTHER:**

1. 610 Washington Avenue - Approved the request for the installation of electric vehicle charging stations.

**EXTENSIONS:**

1. #P18-20, 404 Washington Avenue - Approved one (6) month extension.

**BOND RELEASES:**

1. #P15-30, 165 Washington Avenue – released the entire bond in the amount of \$20,000.00.
2. #P16-22, 409 Washington Avenue – released the entire bond in the amount of \$170,000.00.
3. #P17-13, 100 Universal Drive North – released the entire bond in the amount of \$2,500.00.

4. #P17-05, 29 State Street – release the entire bond in the amount of \$14,000.00.
5. #P96-22 24 McDermott Road – released the entire bond in the amount of \$2,500.00.

**CHANGE OF USE:**

1. 87 State Street - Approved the change of use from service to a consignment store (retail).
2. 276 State Street - Approved the change of use from office to a hair salon (service).
3. 311 Washington Avenue - Approved the change of use from retail to office/warehouse.
4. 473 Washington Avenue - Approved the change of use from a machine shop to office/warehouse.

**EXECUTIVE SESSION:**

Deliberation on the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission, and possible action relating to same.

The Commission unanimously approved the modification of their July 1, 2019 decision on Application #P19-21, the site plan application of 576 Washington Avenue LLC, by removing the condition of approval requiring the planting of four (4) deciduous trees along the front setback adjacent to Washington Avenue and replace it with a new condition of approval requiring the planting, in a location to be selected by Town Staff, in the rear yard which abuts 43, 45, 47, and 49 Coventry Circle for the placement of eight (8) Green Giant Arborvitae of five (5) to six (6) feet in height to be installed by the property owner with the other buffer plantings, prior to the issuance of a certificate of occupancy, to augment the buffer.

**RICHARD WILSON, SECRETARY**

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

**THURSDAY, October 17, 2019**