

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, December 2, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

PUBLIC HEARINGS:

1. #P19-24 Denied 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 Approved 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. Subject to conditions.
3. #P19-25S Approved 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. Subject to conditions.
4. #P19-35 Approved the Excavation Permit/Fill Permit Application of United Technologies Corporation, Pratt & Whitney Division, Applicant, MDC Coastal 9, LLC, Owner, relative to 409 Washington Avenue, (Map 90, Lot 6). Plan Entitled: Ecological Risk Based Remediation, United Technologies Corporation, 409 Washington Avenue, North Haven, Connecticut, Former Pratt & Whitney Facility, Permitting Plans. Prepared by: Fuss & O'Neil. Dated: September 2019, Revised October 9, 2019. Scale: 1"=50'. IL-80 Zoning District. Subject to conditions.
5. #P19-36 Denied the Zone Change Application of Bernard Pellegrino, Esq., Applicant, RAM328 LLC; North Haven Investments, LLC; 336 State Street, LLC; 346 State Street, LLC, Owners, relative to 326, 328, 332, 336 & 346 State Street, (Map 42, Lot 119 & Map 34, Lots 109, 108, 107 & 105). Plan Entitled: Proposed Zone Change Map for State Street, North Haven. Prepared by: Kratzert, Jones & Associates, Inc. Dated: July 24, 2019. Scale: 1"=100'. CB-40/R-20 Zoning District.

6. #P19-37 Continued to the 6 January 2020 meeting the Zone Change Application of Jarrett Rosseau, Applicant & Owner, relative to 8 & 10 Grasso Avenue, (Map 36, Lot 36 & Map 36, Lot 35). Plan Entitled: Existing Conditions Properties Located at #8 & 10 Grasso Avenue, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/16/2019. Scale: 1"=20'. R-20 Zoning District.

SITE PLANS:

7. #P19-28 Denied 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.
8. #P19-28A Denied 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.

OTHER:

160-164 State Street – Approved the request to convert nine one bedroom units to six two bedroom units.

THERESA RANCIATO-VIELE, SECRETARY

TO BE PUBLISHED IN THE COURIER ON THE FOLLOWING DATE:

THURSDAY, December 12, 2019