



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

Tel. (203) 239-5321  
Fax (203) 234-2130

October 7, 2019

TO: Vern E. Carlson, Chairman  
Ronald Penton, Vice Chairman  
E. Richard Wilson, Secretary  
Theresa Ranciato-Viele  
James J. Giulietti

Joseph M. Solimene, Alternate  
Lewis S. Borrelli, Sr., Alternate

## AGENDA

There will be a meeting of the Planning & Zoning Commission on **Monday, October 7, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.** to consider the following applications:

### PUBLIC HEARINGS:

1. #P19-24 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 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 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 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.

**SITE PLANS:**

5. #P19-28 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 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 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.
8. #P19-30A 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.
9. #P19-31 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 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.

**DELIBERATION SESSION:** - #P19-25, 95 Warner Road  
- #P19-25S, 95 Warner Road  
- #P19-32, 100 Powdered Metals Drive  
- #P19-28, 400 Sackett Point Road  
- #P19-28A, 400 Sackett Point Road  
- #P19-30, 41 Stiles Lane  
- #P19-30A, 41 Stiles Lane  
- #P19-31, 319 Washington Avenue  
- #P19-33, 10 Bernhard Road

**OTHER:** 610 Washington Avenue

**EXTENSIONS:** #P18-20, 404 Washington Avenue

**BONDS:** - #P15-30, 165 Washington Avenue  
- #P16-22, 409 Washington Avenue  
- #P17-13, 100 Universal Drive North  
- #P17-05 & P17-01, 29 State Street  
- #P96-22, 24 McDermott Road

**CHANGE OF USE:** - 87 State Street  
- 276 State Street  
- 311 Washington Avenue  
- 473 Washington Avenue

**CORRESPONDENCE:** - Edward Homa resignation letter  
- Eversource email letter notification  
- Town of East Haven Zoning Amendment notification

**MINUTES:** September 9, 2019

**EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of 576 Washington Avenue LLC v. North Haven Planning and Zoning Commission.

**AJOURN**