



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

Tel. (203) 239-5321

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November 29, 2019

TO: Vern E. Carlson, Chairman
E. Richard Wilson, Secretary
Theresa Ranciato-Viele
James J. Giulietti
Brian Cummings

Joseph M. Solimene, Alternate
Roderick Williams, Alternate

AGENDA

There will be an **ORGANIZATIONAL MEETING** of the Planning & Zoning Commission on **Monday, December 2, 2019 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 6:45 PM.** First Selectman Michael J. Freda will preside over the election of Officers. The regular meeting will follow to consider the following applications:

PUBLIC HEARINGS:

1. #P19-24 Continuation of 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 Continuation of 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 Continuation of 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. #P19-35 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.
5. #P19-36 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 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 Continuation of 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 Continuation of 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.

DELIBERATION SESSION: - #P19-24, Amendment
- #P19-25, 95 Warner Road
- #P19-25S, Warner Road
- #P19-35, 409 Washington Avenue
- #P19-36, 326, 328, 332, 336 & 346 State Street
- #P19-37, 8-10 Grasso Road
- #P19-28, 400 Sackett Point Road
- #P19-28A, 400 Sackett Point Road

OTHER: - 160-164 State Street
- Appointment of Open Space Committee Representative

EXTENSIONS: None

BONDS: None

CHANGE OF USE: None

CORRESPONDENCE: - Cease & Desist Order: 400 Sackett Point Road
- Connecticut Federation of Planning and Zoning Quarterly
Newsletter, Fall 2019.
- Thank You Note from The Borrelli Family

MINUTES: November 12, 2019

EXECUTIVE SESSION:

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

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