



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

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February 28, 2020

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

Joseph M. Solimene, Alternate  
Roderick Williams, Alternate  
Paul J. Weymann, Alternate

## AGENDA

There will be a meeting of the Planning & Zoning Commission on **Monday, March 2, 2020 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.** to consider the following applications:

### 8-24 REFERRAL:

1. #P20-11 Application of the Town of North Haven for the installation of a new 12' x 16' storage shed at Memorial Field to be used by the North Haven Garden Club to store equipment and supplies.

### PUBLIC HEARINGS:

2. #P19-37 Continuation of the Zone Change Application of Jarrett Rousseau, 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.
3. #P19-38 Continuation of the Application of Timothy J. Lee, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 5.2.1.63 to permit retail store uses on Sackett Point Road between Route 5 and Universal Drive. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

4. #P20-03 Application of Bernard Pellegrino, Esq., Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 and to amend Section 4.3.4 to permit Mixed Uses in Commercial CN Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.
5. #P20-04 Subdivision Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, for two (2) lots, relative to 343 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Subdivision Map, 343 Clintonville Road (CT Route 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: January 22, 2020. Scale: 1"=40'. EH Zoning District.
6. #P20-06 Zone Change Application of the North Haven Planning & Zoning Commission, Applicant, Regina & Barry Jacobson, Owners, relative to 14 Grasso Avenue, (Map 36, Lot 34). Plan Entitled: Plot Plan – 14 Grasso Avenue. Prepared by: Alan A. Fredricksen. Dated: February 10, 2020. Scale: 1"=77'. R-20 Zoning District.
7. #P20-10 Subdivision Application of Richard Dyer Carleton, Executor, Applicant, The Estate of David A. Carleton, AKA David Allan Carleton, Owner, for two (2) lots, relative to 1048 & 1050 Hartford Turnpike, (Map 34, Lots 67 & 68). Plan Entitled: Record Subdivision Map/Limited Property Boundary Survey, Prepared For Estate of David Carleton, 1048 & 1050 Hartford Turnpike, North Haven, Connecticut. Scale: 1"=30'. R-20 Zoning District.

**SITE PLANS:**

8. #P20-05 Site Plan Application of Thomas Vining, Applicant, JMC Investors Group, LLC, Owner, relative to 65 Old Broadway East, (Map 66, Lot 8). Plan Entitled: 65 Old Broadway - North Haven, Property Improvements Site Plan. Prepared by: Richard Fontaine. Dated: February 01, 2020. Scale: 1"=20'. IL-30 Zoning District.
9. #P20-07 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Proposed Mauro Motors Pre-owned Automotive Sales & Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 7, 2019, Revised January 29, 2020. Scale: 1"= 40'. CB-40 Zoning District.
10. #P20-08 Site Plan Application of 158 Washington, LLC, Applicant & Owner, relative to 158 Washington Avenue, (Map 73, Lot 33). Plan Entitled: Site Plan Application Submission, Proposed Bank, 158 Washington Avenue, Map 73, Lot 33, Town of North Haven, New Haven County, Connecticut. Prepared by: Langan CT, Inc. . Dated: 2020-02-10. Scale: 1"=20'. CB-20 Zoning District.

11. #P20-09 Site Plan Application of August America, LLC, Applicant & Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: "At Home" at North Haven Commons, Building Additions and Site Modifications, 370-376 Eagle Crossing, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: February 7, 2020. Scale: 1"=50'. IL-80 Zoning District.
12. #P20-09A CAM Application of August America, LLC, Applicant & Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: "At Home" at North Haven Commons, Building Additions and Site Modifications, 370-376 Eagle Crossing, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: February 7, 2020. Scale: 1"=50'. IL-80 Zoning District.

**DELIBERATION SESSION:** - #P20-11, 26 Broadway  
- #P19-37, 8-10 Grasso Road  
- #P19-38, Amendment  
- #P20-03, Amendment  
- #P20-04, 343 Clintonville Road  
- #P20-06, 14 Grasso Avenue  
- #P20-10, 1048 & 1050 Hartford Turnpike  
- #P20-05, 65 Old Broadway East  
- #P20-07, 576 Washington Avenue  
- #P20-08, 158 Washington Avenue  
- #P20-09, 300 Universal Drive North  
- #P20-09A, 300 Universal Drive North

**OTHER:** None

**EXTENSIONS:** #P19-25, 95 Warner Road

**BONDS:** None

**CHANGE OF USE:** - 262 State Street, Unit C&D  
- 180 Universal Drive North

**CORRESPONDENCE:** ZEO Report

**MINUTES:** February 3, 2020

**AJOURN**