



**TOWN OF NORTH HAVEN**  
MEMORIAL TOWN HALL / 18 CHURCH STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**PLANNING & ZONING COMMENTS  
for 7 DECEMBER 2020**

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

**#P20-34**

**AMEND ZONING REGULATIONS  
AJA BOGAN DENNISON, APPLICANT**

**CN-20**

**PUBLIC HEARING – PROPOSED AMENDMENT TO ADD SECTION 4.2.1.12  
TO PERMIT STUDIOS FOR DANCE, MUSICAL AND THEATRICAL  
INSTRUCTION, GYMNASIUMS AND PHYSICAL CULTURE  
ESTABLISHMENTS IN COMMERCIAL CN ZONING DISTRICTS.**

**Review Comments:**

1. The purpose of this amendment is to permit studios for dance, musical and theatrical instruction, gymnasiums and physical culture establishments in CN-20 Zoning Districts.

There are two areas of the town that are classified as CN zoning districts; an approximately 9 acre area centered on the intersection of Hartford Turnpike and Upper State Street and an approximately 4 acre area at the intersection of Skiff Street and Whitney Avenue.

2. The South Central Connecticut Regional Planning Commission has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of Long Island Sound. A copy of their letter dated October 20, 2020 has been provided with these comments.
3. Should this amendment to the Zoning Regulations be approved, it is recommended that its effective date be 4 January 2021.

Submitted by

Alan A. Fredricksen  
Land Use Administrator  
AAF/lle  
#P20-34