

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, May 2, 2022 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.

PUBLIC HEARINGS:

1. Following a public hearing, the Commission voted unanimously to opt-out from the provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” pertaining to accessory apartments or accessory dwelling units, codified at subsections (a) through (d) of Connecticut General Statutes Section 8-2o. The Commission stated the reasons for its decision on the record.
2. Following a public hearing, the Commission voted unanimously to opt-out from the provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” pertaining to dwelling unit parking space limitations, codified at Connecticut General Statutes Section 8-2(d)(9). The Commission stated the reasons for its decision on the record.
3. #P22-08S Postponed to the 6 June 2022 meeting the Special Permit Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale 1”=40’. R-40 Zoning District.

SITE PLANS:

4. #P22-03 Postponed to the 6 June 2022 meeting the Site Plan Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1”=20’. IL-30 Zoning District.
5. #P22-03A Postponed to the 6 June 2022 meeting the CAM Application of Hunter Smith Associates, Applicant, Trilot 7 Enterprises, Owner, relative to 395 State Street, (Map 26, Lot 46). Plan Entitled: Site Plan Application, Maple Avenue Repair

Service LLC d/b/a Nelcon Service Center, 395 State Street, North Haven, Connecticut. Prepared by: Hunter Smith Associates. Dated: 8 Feb 2022. Scale: 1"=20'. IL-30 Zoning District.

6. #P22-04 Postponed to the 6 June 2022 meeting the Site Plan Application of Locust Realty Associates, LLC, Applicant & Owner, relative to 48 Giles Avenue, (Map 28, Lot 13). Plan Entitled: Change of Use Plan, 48 Giles Avenue, North Haven, Connecticut. Prepared by: BL Companies. Dated: 10/07/2021. Scale: 1"=40'. IG-80 Zoning District.
7. #P22-05 Continued to the 6 June 2022 meeting the Site Plan Application of John Zyrllis-Agent for Kerstine LLC, Applicant, Kerstine LLC, Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126). Plan Entitled: Warehouse-2-Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: 3-18-22, rev. 4-7-22. Scale: 1"=20'. IL-80 & IG-80 Zoning Districts.
8. #P22-06 Postponed to the 6 June 2022 meeting the Site Plan Application of Andy Ciaccio, Applicant, 92 State Street, LLC, Owner, relative to 92, 90 & 84 State Street, (Map 58, Lots 108, 109 & 110). Plan Entitled: Site Plan, Commercial Park, 92 State Street, North Haven, CT, Property of 92 State Street, LLC. Prepared by: Christopher G. Bell, P.E. Dated: March 31, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts.
9. #P22-07 Approved the Site Plan Application of The North Haven Fair Association, Inc., Applicant & Owner, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Existing Conditions Properties Located at Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 10/19/2011, rev. 4/5/2022. Scale: 1"=50'. CB-40 & R-12 Zoning Districts. Subject to conditions.
10. #P22-08 Postponed to the 6 June 2022 meeting the Site Plan Application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 and 103 Kings Highway & 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17). Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022, rev. April 7, 2022. Scale: 1"=40'. R-40 Zoning District.
11. #P22-09 Approved the Site Plan Application of George Mastromanolis, Applicant, 346 State Street, LLC, Owner, relative to 346 State Street, (Map 34, Lot 105). Plan Entitled: Site Plan of Property of 346 State Street LLC, 346 State Street (Route 5), North Haven, Connecticut. Prepared by: CW International. Dated: March 3, 2020, rev. April 7, 2022. Scale: 1"=20'. CB-40 & R-20 Zoning Districts. Subject to conditions.

BONDS:

1. #P04-37, 10 Blue Hills Road – denied the release of the bond.

CHANGES OF USE:

1. 276 State Street – approved the change of use from service to office.
2. 1872 Hartford Turnpike – approved the change of use from service to office/retail.

THERESA RANCIATO-VIELE, SECRETARY

TO BE PUBLISHED IN THE COURIER ON THE FOLLOWING DATE:

THURSDAY, May 12, 2022