

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, July 11, 2022 at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.

PUBLIC HEARINGS:

1. #P22-10 Approved the Resubdivision Application of 94 Warner Associates, LLC, Applicant & Owner, for seventeen (17) lots, relative to 87 Warner Road, (Map 40, Lot 97). Plan Entitled: Proposed Resubdivision, Land N/F 94 Warner Associates, LLC, 87 Warner Road, North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated: February 21, 2022. Scale: 1"=80'. R-40 Zoning District. Subject to conditions.
2. #P22-11S Postponed to the 1 August 2022 meeting the Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.
3. #P22-13S Approved the Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Shirley Arrieta, Applicant, Market Square Associates, Owner, relative to 2001 Whitney Avenue, (Map 33, Lot 018). Plan Entitled: "As Built" Survey Map, Market Square Associates, #1995, #2001, #2003, & #2005 Whitney Avenue, North Haven, Connecticut. Prepared by: Gordon Bilides, P.E. & L.S. Dated: November 1, 2001, Revised: September 22, 2006. Scale: 1"=20'. CN-20 Zoning District. Subject to conditions.
4. #P22-14S Approved the Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of KJ Ventures LLC, Applicant, TFJA LLC, Owner, relative to 323 Washington Avenue, (Map 85, Lots 5 & 6). Plan Entitled: Improvement Location Survey, "As-Built", Land of TFJA, LLC, Located at #323 Washington Avenue, North Haven, Connecticut. Prepared by: Winterbourne Land Services. Dated: June 30, 2006. Scale: 1"=30'. IL-30 Zoning District. Subject to conditions.
- #P22-08S Approved 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. Subject to conditions.

SITE PLANS:

5. #P22-04 Postponed to the 1 August 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.
6. #P22-05 Continued to the 1 August 2022 meeting the Site Plan Application of John Zyrlis-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.
7. #P22-06 Continued to the 1 August 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.
8. #P22-11 Postponed to the 1 August 2022 meeting the Site Plan Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.
9. #P22-15 Approved the Site Plan Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District. Subject to conditions.
10. #P22-15A Approved the CAM Application of John Zyrlis, Applicant, United States Surgical Corporation, Owner, relative to 200 McDermott Road, (Map 3, Lot 6). Plan Entitled: Employee Pick-up/Drop-off Zone for Medtronic, 200 McDermott Road, North Haven, Connecticut. Prepared By: TPA Design Group. Dated: June 2, 2022. Scale: 1"=30'. IL-30 Zoning District. Subject to conditions.
11. #P22-16 Approved the Site Plan Application of At Home, LLC, Applicant, August America LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: "At Home" at North Haven Commons, Site Plan Modification for Outdoor Storage, 370-376 Eagle Crossing, North Haven, Connecticut. Dated: June 3, 2022. Scale: 1"=50'. IL-80 Zoning District. Subject to conditions.

#P22-08 Approved 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. Subject to conditions.

OTHER:

1. #P21-08S & #P21-08, 80 Old Broadway West - Approved the request to add a condenser.
2. #P01-06 & #P01-07, 520 Pool Road - Approved the request for site plan revisions for handicapped accessibility.

BONDS:

1. #P20-19, 15 Cottontail Lane – released the bond in the amount of \$50,000.00.
2. #P98-39 & #P98-40, 112 Washington Avenue – released the bond in the amount of \$10,000.00.

CHANGES OF USE:

1. 27 Dodge Avenue – approved the change of use from motor vehicle repair to office/retail.
2. 27 Dodge Avenue – approved the change of use from motor vehicle repair to manufacturing.
3. 27 Dodge Avenue – approved the change of use from motor vehicle repair to manufacturing .

THERESA RANCIATO-VIELE, SECRETARY

TO BE PUBLISHED IN THE COURIER ON THE FOLLOWING DATE:

THURSDAY, July 21, 2022