

PLANNING & ZONING COMMISSION  
December 29, 2008

TO: Dominic Palumbo, Chairman  
James J. Giuliotti, Vice Chairman  
Douglas Roberts, Secretary  
Vern Carlson  
Brian Cummings

William O'Hare, Alternate  
John H. Vanacore, Alternate  
Antoinetta A. Carmody, Alternate

Alan Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer

**REMINDER**

There will be a meeting of the Planning & Zoning Commission on Monday, January 5, 2009, at the Parks and Recreation Center on Linsley Street in Room #2 at 7:00 PM, to consider the following applications:

**AGENDA**

**8-24 Referrals**

1. #P09-04 Section 8-24 Referral – Application of the Town of North Haven for the design and construction of improvements to Valley Service Road.
2. #P09-05 Section 8-24 Referral – Application of the Town of North Haven for the design, acquisition, installation and construction of drainage and related improvements in the Todd Drive and Todd Drive South/Pine Brook areas.

**PUBLIC HEARINGS:**

1. #P09-01 Subdivision Application of Haven West, LLC, Applicant and Owner, for two (2) lots, relative to 222 McDermott Road, (Map 3, Lot 5). Plan Entitled: Subdivision Map, Prepared for: Crystal Developers, LLC, 222 McDermott Road, North Haven, CT. Dated June 30, 2008 rev. 10/27/08. Scale 1" = 50'. IL-30 Zoning District.

**SITE PLANS:**

2. #P08-69 Site Plan Application of Sylvia Dell'Oro, Owner and Applicant, relative to 148R Washington Avenue, (Map 73, Lot 34). Plan Entitled: Site

Development Plan, For Change of Use Application, Dell'Oro Plaza, 144-148 Washington Avenue, North Haven, Connecticut 06473. Prepared by John Paul Garcia and Associates, P.C., Dated 9/2/08. Scale 1" = 20'. CB-20 Zoning District.

3. #P09-02 Site Plan Application of Raymour & Flanigan Furniture, Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive, (Map 11, Lot 2). Plan Entitled: Site Improvement Plan Set" for Raymour & Flanigan Furniture, Parcel ID #134480, 70 Universal Drive, New Haven County, North Haven, Connecticut. Prepared by Bohler Engineering, Dated 12/6/08. Scale 1" = 50'. IL=30 Zoning District.
4. #P09-03 Site Plan Application of Peter Pachelo, Applicant, Robert DeStefano, Owner, relative to 55 Middletown Avenue, (Map 3, Lot 14). Plan Entitled: New Entrance and Site Plan, Dunkin Donuts, 55 Middletown Avenue, North Haven, Connecticut. Prepared by N.A. Velleca Engineering, LLC, Dated December 2, 2008. Scale 1" = 20'. CB-20 Zoning District.

**DELIBERATION SESSION:** #P09-04, Section 8-24, Valley Service Road  
#P09-05, Section 8-24, the Todd Drive and Todd Drive  
South/Pine Brook  
#P09-01, 222 McDermott Road  
#P09-02, 70 Universal Drive

**INFORMAL PRESENTATION:**

**OTHER:** 1002 Middletown Avenue, North Branford

**EXTENSIONS:**

**BONDS:** #P08-38, 100 United Drive

**CHANGE OF USE:**

**CORRESPONDENCE:** - Conn. Federation of Planning & Zoning Agencies,  
Quarterly Newsletter, Fall 2008  
- Conn. Bar Assoc. Education Training Seminar  
- Pharmacia & Upjohn, Firewater Pond Status Report

**MINUTES:** December 1, 2008

**ADJOURN:**

**PLEASE CALL THE LAND USE OFFICE IF YOU ARE UNABLE TO ATTEND**