

PLANNING & ZONING COMMISSION

March 26, 2012

TO: Vern E. Carlson, Chairman  
Alternate

Douglas E. Roberts, Vice Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Theresa Ranciato-Viele

Edward M. Homa,

Richard E. Wilson, Alternate

**REMINDER**

There will be a meeting of the Planning & Zoning Commission on Monday, April 2, 2012, at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 p.m., to consider the following applications:

**AGENDA**

**EXECUTIVE SESSION:**

1. Consider and vote upon authorizing the Town Attorney to execute, on behalf of the Commission, a Motion to Approve Settlement in the matter known as East Brown Associates, et al. v. Town of North Haven.

**8-24 REFERRAL:**

2. #P12-13 Application of the Town of North Haven for the construction of a storage shed at Peter's Rock Park.

**PUBLIC HEARINGS:**

3. #P12-06 Resubdivision Application of Frank Ferrucci – FRD Associates, LLC, Applicant, 2 Dwight Street, Associates, LLC, Owner, for 2 (two) lots relative to 2 Dwight Street, (Map 100, Lot 2). Plan Entitled: Resubdivision Plan, 2 Dwight Street, North Haven, Connecticut. Prepared by John Paul Garcia & Assoc. Dated 2/20/12. Scale 1" = 40'. IL-80 Zoning District.
4. #P12-09 Resubdivision Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, for 6 (six) lots relative to 19 & 51 Patten Road, (Map 56, Lots 20 & 21). Plan Entitled: Property & Topographic Survey, Property of Claudio & Emilio

Arduini and Lorenzo & Luciano Coletta, 19 & 51 Patten Road – North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-2010, rev. 03/09/12. Scale 1” = 50’. R-40 Zoning District.

5. #P12-10S Special Permit Application (as authorized by Section 3.2.1.10) of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, relative to 8 Devine Street (Map 51, Lot 6) and Crossroads Medical Associates, LLC, Owner, 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT 06473. Prepared by LADA, P.C., Dated 01/27/11, rev. 03/08/12. 0-12/CB-40 Zoning Districts.
6. #P12-11S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Scott Sibbick, Applicant, Varsha Trehan, Owner, relative to 630 Washington Avenue, (Map 101, Lot 92). Plan Entitled: Site Plan for Alpine Plaza, LLC, Existing Conditions Survey. Prepared by Anthony Mello, Jr., Land Surveyor. Dated November 28, 2009, rev. 12/07/09. Scale 1” = 20’. CB-40 Zoning District.

**SITE PLANS:**

7. #P12-05 Site Plan Application of Steven Dostie, Owner and Applicant, relative to 73 Defco Park Road, (Map 95, Lot 25). Plan Entitled: Proposed Site Development Plan, 73 Defco Park Road, North Haven, Connecticut. Prepared by John Paul Garcia and Associates, PC., Dated 2-2-12. Scale 1”= 30’. IL-80 Zoning District.
8. #P12-10 Site Plan Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, relative to 8 Devine Street (Map 51, Lot 6) and Crossroads Medical Associates, LLC, Owner, 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT 06473. Prepared by LADA, P.C., Dated 01/27/11, rev. 03/08/12. 0-12/CB-40 Zoning Districts.
9. #P12-10A CAM Application of LADA P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, relative to 8 Devine Street (Map 51, Lot 6) and Crossroads Medical Associates, LLC, Owner, 158 State Street, (Map 51, Lot 7). Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT 06473. Prepared by LADA, P.C., Dated 01/27/11, rev. 03/08/12. 0-12/CB-40 Zoning Districts.
10. #P12-12 Site Plan Application of Michael Imperati, Owner and Applicant, relative to 44 Montowese Avenue, (Map 16, Lot 50). Plan Entitled: Proposed Office Building, Product Display and Personal Service Shop, 44 Montowese Avenue, North Haven, Connecticut. Prepared by Mark J.

Papa, L.A., LLC. Dated 3-9-12. Il-30 Zoning District.

**OTHER** - Aquifer Protection Area Map Revision

**CEASE & DESIST ORDERS:** - None

**DELIBERATION SESSION:** #P12-13, Peter's Rock Park  
#P12-09, 19 & 51 Patten Road  
#P12-10S, 8 Devine Street, 158 State Street  
#P12-11S, 630 Washington Avenue  
#P12-05, 73 Defco Park Road  
#P12-10, 8 Devine Street, 158 State Street  
#P12-10A, 8 Devine Street, 158 State Street  
#P12-12, 44 Montowese Avenue,

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BONDS:** - #B2000-38R, 200T Elm Street, North Haven Tech Park

**CHANGE OF USE:** - 55 State Street  
- 360 Universal Drive

**CORRESPONDENCE:** - DEEP Letter Dated March 22, 2012, Todd Drive and  
Todd Drive South Drainage Improvements  
- ZEO Report

**MINUTES:** - March 5, 2012

**ADJOURN:**