

PLANNING & ZONING COMMISSION

December 18, 2012

TO: Vern E. Carlson, Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Theresa Ranciato-Viele  
Ronald Penton

Edward M. Homa, Alternate  
Richard E. Wilson, Alternate  
Mary Jane Mulligan, Alternate

**REMINDER**

There will be a meeting of the Planning & Zoning Commission on Monday, January 7, 2013, at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 p.m., to consider the following applications:

**PUBLIC HEARINGS:**

1. #P12-38S Special Permit Application (as authorized by Section 4.4.1.39), of Bernard Pellegrino, Esq., Applicant, Calvin & Bernice D'Addio, Owners, relative to 520 Washington Avenue, (Map 95, Lots 5 & 6). Plan Entitled: Special Permit/Site Plan application For a Proposed Apartment Community, 520 Washington Ave., North Haven, Connecticut. Prepared by Freeman Companies, LLC. Dated December 10, 2012. Scale 1" = 30'. CB-40/R-20 Zoning Districts.
2. #P12-34S Fill Permit Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120'. IG-80 Zoning District.
3. #P12-40S Special Permit Application (as authorized by Section 5.1.1.65), of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue, (Map 95, Lot 35). Plan Entitled: Proposed Site Plan, "Washington Square", Retail-Office Center, Washington Avenue – Defco Park Road. Property to Be Conveyed to Washington Square Associates Developer – American Development Corp., North Haven, Conn. . Prepared by Joseph B. Burns, P.E. Dated Jan. 16, 1986. Scale 1" = 20'. Il-30 Zoning District.

**SITE PLANS:**

4. #P12-38 Site Plan Application of Bernard Pellegrino, Esq., Applicant, Calvin & Bernice D'Addio, Owners, relative to 520 Washington Avenue, (Map 95, Lots 5 & 6). Plan Entitled: Special Permit/Site Plan application For a Proposed Apartment Community, 520 Washington Ave., North Haven, Connecticut. Prepared by Freeman Companies, LLC. Dated December 10, 2012. Scale 1" = 30'. CB-40/R-20 Zoning Districts.
5. #P12-34 Site Plan Permit Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120'. IG-80 Zoning District.
6. #P12-34A CAM Application of Pharmacia & Upjohn Company, LLC, Owner and Applicant, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: East Side Remedial Components Construction, Pharmacia & Upjohn Company, LLC Site, 41 Stiles Lane, North Haven, CT. Prepared By Brown and Caldwell. Dated October 29, 2012. Scale 1" = 120'. IG-80 Zoning District.
7. #P12-39 Site Plan Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive, (Map 52, Lot 2). Plan Entitled: Site Plan, Application of North Haven Business Park, LLC (Assessor's Map 52, Route 2) Leonardo Drive, North Haven, Connecticut 06473. Prepared by Criscuolo Engineering, LLC. Dated 11/28/2012. Scale 1" = 100'. IL-80 Zoning District.
8. #P12-39A CAM Application of North Haven Business Park, LLC, Owner and Applicant, relative to 71 Leonardo Drive, (Map 52, Lot 2). Plan Entitled: Site Plan, Application of North Haven Business Park, LLC (Assessor's Map 52, Route 2) Leonardo Drive, North Haven, Connecticut 06473. Prepared by Criscuolo Engineering, LLC. Dated 11/28/2012. Scale 1" = 100'. IL-80 Zoning District.
9. #P12-40 Site Plan Application of Vantage Group Inc., Applicant, W&W Properties, LLC, Owner, relative to 565 Washington Avenue, (Map 95, Lot 35). Plan Entitled: Proposed Site Plan, "Washington Square", Retail-Office Center, Washington Avenue – Defco Park Road. Property to Be Conveyed to Washington Square Associates Developer – American Development Corp., North Haven, Conn. . Prepared by Joseph B. Burns, P.E. Dated Jan. 16, 1986. Scale 1" = 20'. Il-30 Zoning District.

**OTHER:** - Town of Hamden Proposed Zoning Amendment  
- City of New Haven Proposed Zoning Amendment

**DELIBERATION SESSION:** - #P12-38S, 520 Washington Avenue  
- #P12-34S, 41 Stiles Lane  
- #P12-40S, 565 Washington Avenue  
- #P12-38, 520 Washington Avenue  
- #P12-34, 41 Stiles Lane  
- #P12-34A, 41 Stiles Lane  
- #P12-39, 71 Leonardo Drive  
- #P12-39A, 71 Leonardo Drive  
- #P12-40, 565 Washington Avenue

**INFORMAL PRESENTATION:** - None

**EXTENSIONS:** - #P12-18, 301 Kings Highway

**BONDS:** - None

**CHANGE OF USE:** - 310 Washington Avenue

**CEASE & DESIST ORDERS:** - None

**CORRESPONDENCE:** - ZEO Report  
- Planning Commissioners Journal

**MINUTES:** - December 3, 2012

**ADJOURN:**