

PLANNING & ZONING COMMISSION

July 7, 2014

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

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

AGENDA

There will be a meeting of the Planning & Zoning Commission on Monday, July 7, 2014 at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 PM to consider the following applications:

SECTION 8-24 REFERRAL:

1. #P14-18 Application of the Town of North Haven for the design and construction of a renovate as new and new academic addition project at the North Haven Middle School at 55 Bailey Road.

PUBLIC HEARINGS:

2. #P14-11 Application of Bernard Pellegrino, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 5.1.3.16, to allow an IL Upper Washington Avenue Multi-Use (ILUWMU) Development Zone in the IL-30 Zoning District. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.
3. #P14-14S Continuation of the Special Permit Application (as authorized by Section 8.11) of Cumberland Farms, Inc., Applicant, Sal's Café & Vic's Pizza LLC, Owner, relative to 249 State Street (Map 43, Lot 37) and 17 Stiles Lane (Map 51, Lot 25). Plan Entitled: Proposed Cumberland Farms Convenience Store with Gas, 249 State Street, North Haven, Connecticut. Prepared by Vanasse Hangen Brustlin, Inc. Dated May 8, 2014. Scale: 1"= 20'. IL-30 Zoning District.

4. #P14-17S Special Permit Application/Certificate of Location (as authorized by Section 8.10.4.1) of Dalton Velez, Applicant, Velez, LLC, Owner, relative to 28-34 Broadway, (Map 66, Lot 99). Plan Entitled: Ludals, 28/34 Broadway, North Haven, CT. Prepared by Chef's Equipment Emporium Co. Dated 6/3/14. Scale: 1/4"= 1'-0". CA-20 Zoning District.
5. #P14-20S Special Permit Application of Life Changing Outreach Ministry, Applicant, Luigi Ferraro Sr., Owner, relative to 30 Montowese Avenue, (Map 16, Lot 52). Plan Entitled: Life Changing Outreach Ministries, 30 Montowese Avenue, North Haven, CT. Prepared by Edward Samuel Architect, Dated 5-5-14. Scale: 1"= 15'. IL-30 Zoning District.

SITE PLANS:

6. #P14-14 Continuation of the Site Plan Application of Cumberland Farms, Inc., Applicant, Sal's Café & Vic's Pizza LLC, Owner, relative to 249 State Street (Map 43, Lot 37) and 17 Stiles Lane (Map 51, Lot 25). Plan Entitled: Proposed Cumberland Farms Convenience Store with Gas, 249 State Street, North Haven, Connecticut. Prepared by Vanasse Hangen Brustlin, Inc. Dated May 8, 2014. Scale: 1"= 20'. IL-30 Zoning District.
7. #P14-15 Site Plan Application of Pharmacia & Upjohn Company, LLC., Applicant & Owner, relative to 41 Stiles Lane (Map 43, Lot 34) Plan Entitled: Full Scale In-Situ Thermal Remediation System, Pharmacia & Upjohn Company LLC Facility, North Haven, Connecticut. Prepared by Golder Associates. Dated May 2014. Scale: 1"= 100'. IG-80 Zoning District.
8. #P14-15A CAM Application of Pharmacia & Upjohn Company, LLC., Applicant & Owner, relative to 41 Stiles Lane, (Map 43, Lot 34). Plan Entitled: Full Scale In-Situ Thermal Remediation System, Pharmacia & Upjohn Company LLC Facility, North Haven, Connecticut. Prepared by Golder Associates. Dated May 2014 Scale: 1"=100'. IG-80 Zoning District.
9. #P14-16 Site Plan Application of Suite Development, LLC, Applicant & Owner, relative to 3 Lincoln Street, (Map 73, Lot 61). Plan Entitled: Site Development Plan, 3 Lincoln Street, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 06.06.2014. Scale: 1" = 20'. CB-20 Zoning District.
10. #P14-19 Site Plan Application of TO Design, LLC, Applicant, North Haven Opportunities for Affordable Housing, Inc., Owner, relative to 518 Clintonville Road, (Map 70, Lot 37). Plan Entitled: 518 Clintonville Road, Prepared by TO Design LLC, Dated June 9, 2014. Scale: 1"= 20'. R-40 Zoning District.

11. #P14-20 Site Plan Application of Life Changing Outreach Ministry, Applicant, Luigi Ferraro, Sr., Owner, relative to 30 Montowese Avenue, (Map16, Lot 52). Plan Entitled: Life Changing Outreach Ministries, 30 Montowese Avenue, North Haven, CT. Prepared by Edward Samuel Architect, Dated 5-5-14. Scale: 1"= 15'. IL-30 Zoning District.

DELIBERATION SESSION: #P14-18, 8-24
#P14-11, Amendment
#P14-14S, 249 State Street
#P14-17S, 28-34 Broadway
#P14-20S, 30 Montowese Avenue
#P14-14, 249 State Street
#P14-15, 41 Stiles Lane
#P14-15A, 41 Stiles Lane
#P14-16, 3 Lincoln Street
#P14-20, 30 Montowese Avenue
#P14-13S, 30 Montowese Avenue
#P14-13, 30 Montowese Avenue

OTHER: None

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE: 510 Washington Avenue (2)
630 Washington Avenue

CORRESPONDENCE: 2015 Meeting Dates
Town of North Branford Referral
Town of Wallingford Referral (2)

MINUTES: 2 June 2014

ADJOURN: