

## PLANNING & ZONING COMMISSION

November 10, 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, November 10, 2014 at the **Mildred A. Wakeley Recreation Center, 7 Linsley Street, in the Gymnasium**, at 7:00 PM to consider the following applications:

#### PUBLIC HEARINGS:

1. #P14-23 Subdivision Application of John Taylor, Applicant and Owner, for five (5) lots, relative to 44 & 54 Pond Hill Road, (Map 76, Lots 1 & 2) Plan Entitled: Pond Hill Road Subdivision, 44 & 54 Pond Hill Road, North Haven, 1100 Clintonville Road, Wallingford. Prepared by Milone & MacBroom. Dated July 28, 2014. Scale 1" = 40'. R-40 Zoning District.
2. #P14-24 Resubdivision Application of Berchem Moses & Devlin, PC., Applicant, Hawthorne Realty LLC, Owner, for two (2) lots, relative to 333 State Street, (Map 35, Lot 1). Plan Entitled: Resubdivision Plan, Mersick Industrial Park, 333 State Street North Haven, CT. Prepared by Godfrey Hoffman Associates, Dated 5-28-14. Scale 1" = 60'. IL-30 Zoning District.
3. #P14-31 Application of Bernard Pellegrino, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 8.8.8, to allow Outdoor Advertising Signs. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

4. #P14-26 Site Plan Application of CWRE Management, LLC, Applicant, CMB Capital Appreciation LLC, Owner, relative to Half Mile Road, (Map 24, Lot 24 and Map 31, Lots 35, 36 & 45)) Plan Entitled: Indian Ridge, Proposed Residential Development, Half Mile Road & Benedict Drive, North Haven, Connecticut. Prepared by Milone & MacBroom, Dated August 18, 2014. Scale 1" = 40'. R-40 Zoning District.
5. #P14-32S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Mazzaro Properties, LLC, Applicant & Owner, relative to 17 Stiles Lane (Map 51, Lot 25). Plan Entitled: Redevelopment of Existing Warehouse, 17 Stiles Lane, North Haven, Connecticut. Prepared by BL Companies. Dated 03/10/2014. Scale: 1"= 30'. IL-30 Zoning District.

**SITE PLANS:**

6. #P14-33 Site Plan Application of The Price Reit, Inc., Applicant & Owner, relative to 411 Universal Drive North, (Map 21, Lot 4). Plan Entitled: Proposed Dicks Sporting Goods, 411 Universal Drive North, North Haven, Connecticut. Prepared by Vanasse Hangen Brustlin, Inc. Dated: October 8, 2014, rev. November 8, 2014. Scale: 1" = 20'. IL-80 Zoning District.
7. #P14-34 Site Plan Application of Bernard Pellegrino, Applicant, 61 State Street LLC, Owner, relative to 61 State Street, (Map 59, Lot 38). Plan Entitled: Improvement/Location Survey for 61 State Street LLC, 61 State Street, North Haven, Connecticut. Prepared by Brown & Associates Surveying Services LLC. Dated: October 8, 2014. Scale: 1" = 20'. IL-30 Zoning District.

**EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation in Lexington Properties, LLC v. North Haven Planning & Zoning Commission, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation in Lexington Properties, LLC v. North Haven Planning & Zoning Commission.

**DELIBERATION SESSION:** -#P14-19, 518 Clintonville Road  
 -#P14-23, 44 & 54 Pond Hill Road  
 -#P14-31, Amendment  
 -#P14-26, Half Mile Road & Benedict Drive  
 -#P14-33, 411 Universal Drive  
 -#P14-34, 61 State Street  
 -#P13-04, 500 Middletown Avenue

**OTHER:** - 93 State Street  
- 37 Pond Hill Road

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BONDS:** - #P06-31, 310 Kings Highway

**CHANGE OF USE:** - 222 Elm Street Unit #6  
- 200 State Street  
- 172 Washington Avenue

**CORRESPONDENCE:** - Cease & Desist Order (1)  
- Ct. Federation of P & Z Agencies Newsletter  
- Federal Communications Commission Notice  
- DEEP Letter  
-Town of Hamden Proposed Amendment

**MINUTES:** 6 October 2014

**ADJOURN:**