

## PLANNING & ZONING COMMISSION

March 7, 2016

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

Edward M. Homa, Alternate  
Richard E. Wilson, Alternate

### AGENDA

There will be a meeting of the Planning & Zoning Commission on **Monday, March 7, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room** at 7:00 PM to consider the following applications:

#### **PUBLIC HEARINGS:**

1. #P15-32 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.
2. #P16-01 Subdivision Application of DonMar Development Corp., Applicant, Caroline J. Kranyak, Owner, for nine (9) lots, relative to 1164 & 1168 Hartford Turnpike, (Map 42, Lot 80). Plan Entitled: Windsor Estates Subdivision, 1164 & 1168 Hartford Turnpike, North Haven, Connecticut. Prepared by Milone & MacBroom. Dated: January 7, 2016. Scale 1" = 40'. R-20 Zoning District.
3. #P16-05S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Jitendra Patel, Applicant, Jalarambapa, LLC, Owner, relative to 87 Quinnipiac Avenue, (Map 6, Lot 17). Plan Entitled: Property Survey, 122 & 124-128 Middletown Ave. & 87 Quinnipiac Ave., North Haven, Connecticut. Prepared by Cascio Bechir Engineers. Dated: Oct. 29, 1997. Scale 1" = 40'. CB-20 Zoning District.

4. #P16-06S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Yaccarino's Auto Service, LLC, Applicant, LTD Realty Associates, LLC, Owner, relative to 319 Washington Avenue (Map 85, Lot 4). Plan Entitled: Final Asbuilt, Property Located At 319 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 8/23/06, rev. 7/10/09. Scale 1" = 20'. IL-30 Zoning District.
5. #P16-07S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Horseless Carriage Company, Applicant, Louis Giangola, Owner, relative to 81 Old Broadway West, (Map 66, Lot 16). Plan Entitled: Horseless Carriage Company, 81 Old Broadway, North Haven, Connecticut. Prepared by Nafis & Young. Dated: May 15, 1998, rev. 2/1/01. Scale 1" = 20'. IL-30 Zoning District.
6. #P16-08S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located At #281 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 1/29/16. Scale 1" = 30'. IL-30 Zoning District.

**SITE PLANS:**

7. #P16-03 Site Plan Application of Stephan Sperling, August America, LLC, Applicant, August America, LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: Land of August America, LLC, Universal Drive and Eagle Crossing, Town of North Haven, New Haven County, Connecticut. Prepared by Clarence Blair Associates, Inc. Dated: 5/21/2015. Scale 1" = 50". IL-80 Zoning District.
8. #P16-04 Site Plan Application of Richard K. Greenalch, Applicant, Classic Depot, LLC, Owner, relative to 475 Washington Avenue, (Map 90, Lot 15). Plan Entitled: Classic Depot, 475 Washington Ave., North Haven, CT 06473. Prepared by Richard K. Greenalch, P.E. Dated: 01/21/2016. Scale 1" = 20'. IL-30 Zoning District.
9. #P16-08 Site Plan Application of North Haven Autobody c/o Robert A. McSherry, Applicant and Owner, relative to 281 Washington Avenue, (Map 80, Lot 4). Plan Entitled: Property Located At #281 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 1/29/16. Scale 1" = 30'. IL-30 Zoning District.

**DELIBERATION SESSION:** - #P16-01, 1164 & 1168 Hartford Turnpike  
- #P16-05S, 87 Quinnipiac Avenue  
- #P16-07S, 81 Old Broadway West  
- #P16-08S, 281 Washington Avenue  
- #P16-03, 300 Universal Drive North  
- #P16-04, 475 Washington Avenue  
- #P16-08, 281 Washington Avenue

**OTHER:** 60 Middletown Avenue, Covidien/Medtronic

**EXTENSIONS:** None

**BONDS:** #P08-60, 130 Middletown Avenue

**CHANGE OF USE:** None

**CORRESPONDENCE:** - South Central CT Regional Planning, Referral Submission  
- Town Counsel letter

**MINUTES:** - 25 January 2016 (POCD)  
- 1 February 2016  
- 22 February 2016 (POCD)

**ADJOURN**