

September 2, 2020

Planning and Zoning Commission

Town of North Haven

Re: 336 State Street

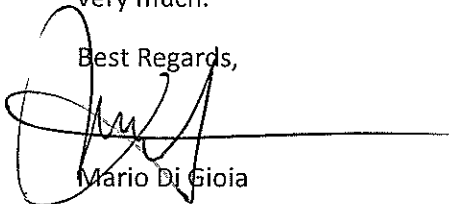
To the entire Planning and Zoning Commission of North Haven,

The purpose of this letter is to convey my sincerest apologies for the work that was completed at the site. It was never my intention to flout the Town's planning and zoning process nor was it my intention to antagonize this commission. I was not aware that I would be required to seek a site plan approval to repair and make changes to the parking lot and the existing drainage. I purchased the property in blighted state and have been making improvements to the building and surrounding areas to bring it to its current state (ATTACHED PHOTOS). I am not sure if you are aware, but there is a plan on file with the town dated December 27th, 1994 showing the improvements to the site. Much of this work was partially completed prior to my purchasing of the property and the work done to date was in was an effort to repair and complete the work detailed in this approved plan.

There was recently a cease and desist order issued to halt any improvements to the property until a site plan is presented to the commission. We have since stopped any work on the property in accordance with the order and we eagerly await your approval on Monday, September 14th, 2020. A potential tenant will be before your commission to seek a change of use on the subject property. I want to make you aware that the applicant has nothing to do with any of the issues pertaining to the cease and desist order. He will, however, have a site plan for the commission to approve for his proposed indoor golf simulation business for which he seeks the change of use. Myself and the majority of business owners in North Haven agree that this will be a great asset to the Town.

Again, I would like to reiterate my sincere apology to all members of the Planning and Zoning Commission for any inconvenience I may have caused due to a serious oversight on my part. Thank you very much.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mario Di Gioia', is written over a horizontal line. The signature is stylized and cursive.

Mario Di Gioia

336 State St., LLC

