

TOWN OF NORTH HAVEN
MEMORIAL TOWN HALL / 18 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321
Fax (203) 234-2130

PLANNING AND ZONING COMMENTS
for 14 SEPTEMBER 2020

#P20-20S

336 STATE STREET
(MAP 34, LOT 107)

CB-40/R-20

PAUL DESTEFANO, APPLICANT
336 STATE STREET, LLC, OWNER

SPECIAL PERMIT APPLICATION/CERTIFICATE OF LOCATION

Review Comments:

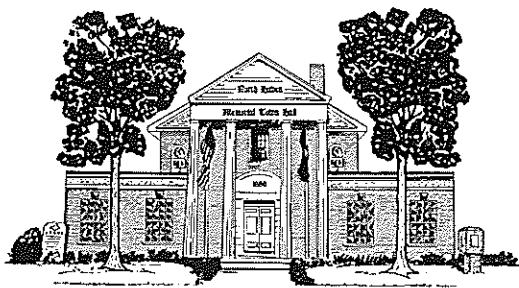
1. This application is intended to permit the issuance of a Certificate of Location for a liquor permit for a virtual golf facility.
2. My review of the area revealed no college, school, church, synagogue, hospital or library within 500' of this proposed location.

Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating, "#P20-20S, Special Permit Application/Certificate of Location".

Submitted by,

Alan A. Fredricksen
Land Use Administrator
AAF/llc
#P20-20S



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#P20-20

336 STATE STREET

CB-40/R-20

(MAP 34, LOT 107)

PAUL DESTEFANO, APPLICANT
336 STATE STREET, LLC, OWNER
SITE PLAN APPLICATION

Review Comments:

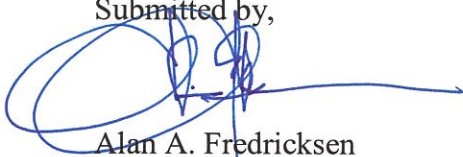
1. This application is intended to permit the change of use of 5,000 square feet of the first floor of this existing, two story building from office to a “virtual golf” facility, which includes a small bar. Site improvements, including 5’ wide concrete street sidewalks, are proposed to achieve compliance with the Regulations.
2. Parking calculations should be revised to reflect a total of 10,175 square feet of office space and a requirement of 2 spaces for the warehouse space. The Commission needs to determine if the proposed parking, 73 spaces, is adequate for this proposed combination of uses, since “virtual golf” is not listed under the uses delineated in the table in Section 8.5.1.6.
3. It should be noted on the drawing that the storage use at the rear of the building is not permitted in the CB-40 zoning district, except as it may be ancillary to another allowable use in the building.

Recommended Conditions of Approval, if granted:

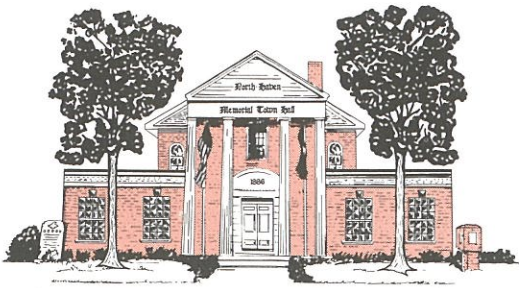
1. Submit revised drawings which include:
 - a. A note indicating “#P20-20, Site Plan Approval”.
 - b. Tree and plantings species.
 - c. All proposed ground mounted mechanical and electrical equipment.
 - d. Dimensioned building setback lines.
 - e. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.

4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Submit bond, as required.

Submitted by,

A handwritten signature in blue ink, appearing to read 'Alan A. Fredricksen', with a long horizontal stroke extending to the right.

Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-20



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REPLY TO: Engineering

Tel. (203) 239-5321
Fax (203) 234-2130

PLANNING AND ZONING

Date of Meeting: 09/14/2020

Dev: Site Plan & Change of Use
Loc: 336 State Street
File: P20-20

Comments:

1. Installation of the majority of the drainage system needed to support this proposed development (shown as existing on the site plan), appears to have been constructed prior to obtaining a permit from the Town.
2. Calculations justifying the sizing of the proposed stormwater management system must be provided for review.
3. Construction details on the proposed stormwater management system must be provided for review.
4. A proposed long-term inspection and maintenance plan shall be provided to ensure that maintenance of the proposed stormwater management system is conducted on a regular basis. Lack of long-term maintenance could severely affect the ability of the system to properly drain between storm events.
5. Soil testing is required at the proposed stormwater management system to ensure that site soils have sufficient infiltrative capacity to fully drain the system within 24 hours of a storm event.
6. The northwesterly most parking space within the front parking lot should be eliminated, or a back-up/maneuvering space provided in order to facilitate safe movements in and out of the space.
7. Site lighting calculations are needed to ensure proper lighting levels, and minimum light trespass.
8. An encroachment permit may be needed with the CT DOT to cover the proposed curb cut, and previous drainage improvements that tie to the State system.
9. A detailed Soil Erosion and Sedimentation Control Plan, details, and written narrative must be provided for review.

[] Above comments are relatively minor in nature and can be addressed subsequent to an approval. BOND RECOMMENDATION: \$3,500 ESC
DATE REVIEWED: 09/10/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E. *AB*

[] Above comments (*) should be addressed prior to deliberations