

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 6 JULY 2020

15 MASSIMO DRIVE

(MAP 35, LOT 5)

MD PROPERTY LLC, APPLICANT & OWNER

SITE PLAN & CAM APPLICATIONS

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-14 &

#P20-14A

IG-80

Review Comments:

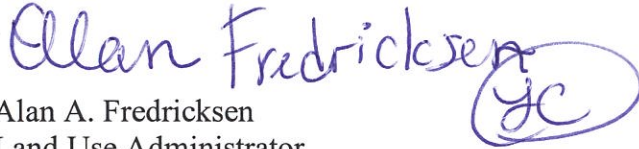
1. These applications are intended to permit the construction of an approximately 40,000 square feet addition to this existing, approximately 75,000 square feet warehouse building. The CAM application is required because the site lies within the coastal boundary.
2. The Zoning Board of Appeals approved front yard setback, lot coverage, parking, front landscaped strip, driveway width and driveway separation variances in 1985 and 1986 to permit the construction of this addition which has remained unbuilt. Copies of the approval letters for these variances are attached.
3. Required 5' wide concrete street sidewalks are not shown. They must be provided or a waiver requested and approved.

Recommended Conditions of Approval, if granted:

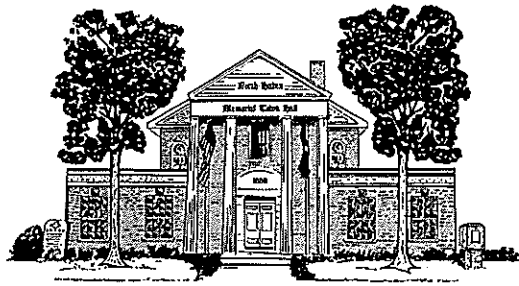
1. Submit revised drawings which include:
 - a. A note indicating "#P20-14, Site Plan Approval" and "#P20-14A, CAM Application".
 - b. 5' wide concrete sidewalks along all street frontage.
 - c. 8' wide landscaped islands, each containing a 2" caliper deciduous tree, at all ends of rows of required parking.
 - d. Dumpster pad with fenced, gated, landscaped enclosure.
 - e. Dimensioned building set back lines.
 - f. Eight (8) additional parking spaces, to show 54 total.
 - g. 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. Post bond, as required.

Submitted by,

Alan Fredricksen


Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-14
#P20-14A



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

PLANNING AND ZONING

Date of Meeting: 07/06/2020

Dev: Site Plan
Loc: 15 Massimo Drive
File: P20-14

Comments:

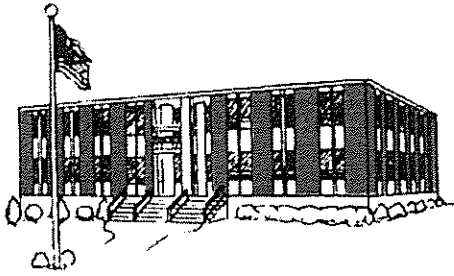
1. Proposed driveways in an Industrial Zone shall not exceed 45 feet in width at the street line. Truck turning movements need to be demonstrated showing that trucks do not need to rely on the Town right-of-way in order to maneuver for parking at the loading docks
2. Deteriorated pavement areas within the existing parking lot and adjacent to the Town road must be repaired.
3. Existing concrete barrier curbs within the Town right-of-way must be shown on the plan as to be removed.
4. Sidewalks must be shown along all road frontage. A waiver may be requested if desired, and is subject to approval by the Commission.
5. Protected soil stockpiles areas, and an anti-tracking pad need to be shown on the site plan. A written soil erosion and sediment control narrative is needed.
6. Provisions are necessary to accommodate overflows from the proposed stormwater management system. Per the site plan, the system will be at capacity for a one-inch rainfall. System overflows must be managed in such a way that they don't cause erosion or adverse impacts to neighboring properties or the Town right-of-way.
7. Limits of any necessary site clearing must be delineated on the plans.
8. Use of the existing processed stone area shown to remain should be discussed. If this area is relied on for vehicle maneuvering, it should be paved.
9. Extensive trailer parking is noted on this property in the existing site condition. Besides the loading docks, any anticipated additional trailer parking areas must be delineated on the proposed site plan. Trailer parking outside of approved areas will be prohibited.
10. Proposed landscape islands must be provided with perimeter curb protection. Proposed landscaping within these islands must be shown.

[] Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION: \$ 6,500
\$49,250 w/SW

DATE REVIEWED: 07/01/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

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



TOWN OF NORTH HAVEN

DEPARTMENT OF POLICE SERVICES

8 LINSLEY STREET, NORTH HAVEN, CONNECTICUT 06473



REPLY TO: Chief Thomas J. McLoughlin

(203) 239-5321

Alan A. Fredricksen
Land Use Administrator
Town of North Haven
5 Linsley St.
North Haven CT 06473

July 1, 2020

Reference: Agenda for Planning & Zoning Commission Meeting July 6, 2020.

SITE PLANS

#P20-14

#P20-14A

Dear Mr. Fredricksen,

The above referenced new agenda items for the July 6, 2020 Planning and Zoning Meeting, and their respective supporting documents, have been received and reviewed. As submitted, these new items, as well as the *postponed* and *continued* agenda items, are not expected to impact police operations and they require no further police comment.

Very truly yours,


Thomas J. McLoughlin
Chief of Police



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



REPLY TO: Zoning Board of Appeals

(203) 239-5321

July 15, 1985

Joseph Pirovane et al
 440 Sackett Point Road
 North Haven, Connecticut 06473

JUL 18 1985

RE: #85-34 Application of Gallo Wine Distributors, Inc. relative to 430 Sackett Point Rd. to appeal Sec. 6.2 to allow a frontyard setback of 45.5' and 68' where 75' is required. Seeking a 29.5' and 17' variance respectively to construct addition to building. To appeal Sec. 6.2 to allow a sideyard of 15' where 25' is required to build a garage seeking a 10' variance. To appeal Sec. 6.2 to allow a bldg coverage of 50% where 35% is allowed. Seeking a 15% variance. To Appeal Sec. 6.3.2.1 to allow a 5' landscaped strip where 15' is required. Seeking a 10' variance. To appeal Sec. 7.6 to allow 54 parking spaces where 111 are required. Seeking a 57 space variance.

Dear Mr. Pirovane:

Please be advised that after the public hearing during the deliberation session of the Zoning Board of Appeals, held Thursday, July 11, 1985 the Board voted unanimous to approve application of Gallo Wine Distributors, Inc. relative to 430 Sackett Pt. Rd. to appeal Sec. 6.2 to allow a frontyard setback of 45.5' and 68' where 75' is required. Granted a 29.5' and 17' variance respectively to construct addition to building. To appeal Sec. 6.2 to allow a sideyard of 15' where 25' is required to build a garage. Granted a 10' variance. To appeal Sec. 6.2 to allow a bldg coverage of 50% where 35% is allowed. Granted a 15% variance. To appeal Sec. 6.3.2.1 to allow a 5' landscaped strip where 15' is required. Granted a 10' variance. To appeal Sec. 7.6 to allow 54 parking spaces where 111 are required. Granted a 57 space variance.

In making its decision the Board found the hardship to be as indicated in the application. The Board further found that this will be in harmony with the spirit and intent of the Zoning Regulations. This is subject to Planning & Zoning Approval.

In accordance with State Statutes this approval must be filed by you in the North Haven Land Records by having the same recorded in the Town Clerk's Office prior to the issuance of a building permit.

Approval does not become effective until fifteen days after the Public Notice appears in the newspaper.

Very truly yours,
 Zoning Board of Appeals

Richard B. North
 Richard North, Secretary

CERTIFIED MAIL R/R
 cc: First Selectman
 Building

*11/11/85
 117 700 f
 Building*



7-28 CC GCS
The doesn't mention landscaping.
Provision?
MCT

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



REPLY TO: Zoning Board of Appeals

(203) 239-5321

July 10, 1986

Gallo Wine Merchants
Mr. Joseph Pirovane
440 Sackett Point Road
North Haven, CT 06473

RE: #86-53 Application of Gallo Wine Merchants relative to Lot #4, Massimo Drive to appeal Sections 6.6.1, 6.6.2, 6.6.4, and 6.3.2.2 to construct addition with front yard loading docks. Not all driveways to entrances will be the required 40' width and 2 are greater than 45' in width, dual driveways will be located closer than 100' separation width and there will be more than one driveway (4) for each 150' or fraction thereof, of frontage of the lot on the street. IG-80 Zone.

Dear Mr. Pirovane:

Please be advised that after the meeting during the deliberation session of the Zoning Board of Appeals meeting held on Thursday, July 10, 1986, the Board voted unanimously to approve the above referenced application.

In making its decision, the Board found that the location of the property will not detract from the surrounding area and will enhance the use in a safe and orderly manner by allowing the curb cuts as proposed. This approval is subject to site plan approval by the Planning and Zoning Commission.

In accordance with State Statutes this approval must be filed by you in the North Haven Land Records by having the same recorded in the Town Clerk's Office prior to the issuance of a building permit.

Approval does not become effective until fifteen days after the public notice appears in the newspaper.

Very truly yours,
ZONING BOARD OF APPEALS
Mark Candido
Mark Candido, Secretary

ZBA/emr
CERTIFIED MAIL R/R
cc: First Selectman; Building