

6/12/20 Date of Receipt  
550/60 Fee and date paid

#20-15A File Number  
Approval date

TOWN OF NORTH HAVEN  
PLANNING AND ZONING COMMISSION  
**APPLICATION FORM**  
(Only one item per form)

444 STATE STREET MAP 26, LOT 55 CB-40/R20 171,514 SF  
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER) ZONE TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND **MUST** INCLUDE THE FOLLOWING:

- Site plan approval (Submit 14\* copies of the site plan) ▶ 1 original and 14 copies of the application
- Certified A-2 Survey
- 2 Copies of Bond Estimate Form \* 14 PLANS @ 24" X 36"
- 4.4.1.26 Cite the regulation that permits the proposed use

**TITLE OF PLAN:** SITE PLAN FOR PROPOSED SERVICE BAYS ADDITION

Date and most current revision date of plan: 6/10/2020

- CAM site plan review (Submit 14\*copies)
- Amend zoning regulations \_\_\_\_\_ Section to be amended (submit 8 copies of proposed amendment)
- Proposed zone change (Submit 14\* copies of location map)
- Special Permit \_\_\_\_\_ Cite regulation that authorized the special permit
- Fill Permit (Submit 14\* copies)
- Excavation permit (Submit 14\*copies)
- Permit to grade or regrade the property (Submit 14\* copies of a certified plan showing existing grades and proposed grades)

**ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:**

- Does the property for which this application is submitted:
- Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
- Lie within the Coastal Area Management boundary
- Contain any wetlands and/or watercourses
- Lie within the Aquifer Protection Zone
- Lie within the Channel Encroachment Zone
- Lie within the flood plain or flood way
- Lie within 50' of the Quinnipiac River or Muddy River

JAMES M. PRETTI, JR. P.E., L.S.  
CRISCUOLO ENGINEERING LLC

ENGINEER'S NAME

OWNER IS APPLICANT

Print Applicant's Name

Applicant's Address

Applicant's Phone Number Fax Number



Applicant's Signature

RECEIVED

JUN 12 2020

TOWN of NORTH HAVEN  
LAND USE AND DEVELOPMENT

201-481-0807 203-488-5729  
ENGINEER'S PHONE NUMBER FAX NUMBER

444 STATE STREET, LLC

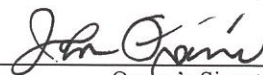
Print Owner's Name

c/o John Orsini, Executive Auto Group,  
1180 No.Colony Road,Wallingford, CT 06492

Owner's Address

203-909-1063

Owner's Phone Number



Owner's Signature

# Office of Long Island Sound Programs

## Model Application Form Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to appropriate municipal agency.

### Section I: Applicant Identification

|  |   |
|--|---|
| Applicant: <u>444 State Street, LLC c/o John Orsini</u>  | Date: <u>6/10/20</u>                    |
| Address: <u>1180 N.Colony St,Wallingford CT 06492</u>  | Phone: <u>203-909-1063</u>              |
| Project Address or Location: <u>444 State Street</u>   |   |
| Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement<br><input type="checkbox"/> other (specify) _____ |   |
| List primary contact for correspondence if other than applicant:   |   |
| Name: <u>Criscuolo Engineering LLC c/o James M Pretti, Jr., P.E., L.S. (Member)</u>  |   |
| Address: <u>420 E. Main St., Bld.1, Ste 9</u>  |   |
| City/Town: <u>Branford</u>   | State: <u>CT</u> Zip Code: <u>06405</u> |
| Business Phone: <u>203-481-0807</u>  |   |
| e-mail: <u>jim.pretti@cengineeringllc.com</u>  |   |

### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

### Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

### Part I: Site Information

1. Street Address or Geographical Description: 444 State Street  
City or Town: North Haven
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
Quinnipiac River 0.3 mi East
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:  
The project is an existing car dealership in a commercial zone on State Street (CT.Rte. 5) in North Haven. The proposed building addition will be constructed in an area that is currently completely paved with bituminous asphalt.
5. Indicate the area of the project site: 3.937  acres or square feet (circle one)
6. Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B. regarding proposed stormwater best management practices):
  - Project or activity will disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
  - Project or activity will not disturb 5 or more total acres of land area

**Part II.A.: Description of Proposed Project or Activity**

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The proposed addition (3,300 +/- SF) will be in an existing paved area.

Utilities will be extended from within the existing building. No change in

impervious cover is proposed. A small area of pavement will get removed

and replaced to coordinate with new door locations. The addition is an

expansion of the existing car dealership.

X

X

**Part II.B.: Description of Proposed Stormwater Best Management Practices**

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

X

No change to impervious cover or drainage system is proposed.

### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

| Coastal Resources  | On-site | Adjacent | Off-site but within the influence of project | Not Applicable |
|--|---------|----------|--|----------------|
| General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)   | X       | X        | X  |                |
| Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)  |         |          |  | X              |
| Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)   |         |          |  | X              |
| Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)   |         |          | X  |                |
| Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A) |         |          |  | X              |
| Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)   |         |          |  | X              |
| Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)  |         |          |  | X              |
| Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)   |         |          |  | X              |
| Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)  |         |          |  | X              |
| Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)   |         |          |  | X              |
| Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)  |         |          |  | X              |
| Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)   | X       |          |  |                |
| Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)   |         |          |  | X              |

\* General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

The Quinnipiac River is located 0.3 miles East of the project. There is railroad, state road and other properties in between. The property is located in a FEMA 'X' zone. The project does not conflict with any coastal policies.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development\* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);  
Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(c)(1)(J) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

\* General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

**Part VI: Consistency With Applicable Coastal Use Policies And Standards**

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The project will not have any adverse impacts on any coastal resources.

Therefore is consistent with all coastal policies identified.

**Part VII.A: Identification of Potential Adverse Impacts on Coastal Resources**

*Please complete this section for all projects.*

Identify the adverse impact categories below that apply to the proposed project or activity. The "applicable" column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

| Potential Adverse Impacts on Coastal Resources  | Applicable | Not Applicable |
|---|------------|----------------|
| Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)   |            | X              |
| Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)   |            | X              |
| Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)   |            | X              |
| Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)  |            | X              |
| Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)   |            | X              |
| Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)   |            | X              |
| Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A) |            | X              |
| Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the        |            | X              |

**Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses**

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The "applicable" column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

| Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities   | Applicable | Not Applicable |
|--|------------|----------------|
| Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)           |            | X              |
| Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)  |            | X              |
| Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17) |            | X              |

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

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N/A

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\*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.



**Part VIII: Mitigation of Potential Adverse Impacts**

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

N/A

**Part IX: Remaining Adverse Impacts**

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

N/A

| WALL LEGEND |                            |
|-------------|----------------------------|
|             | PROPOSED WALL              |
|             | FRAMELESS GLASS            |
|             | CURTAIN WALL               |
|             | HALF WALL WITH GLASS ABOVE |
|             | EXISTING WALL TO REMAIN    |

NOTE: AOR TO PROFILE REQUIRED EV LOCATION BY SERVICE SHOP COORDINATE EXACT LOCATION W/ DEALER AND OR SERVICE MANAGER.

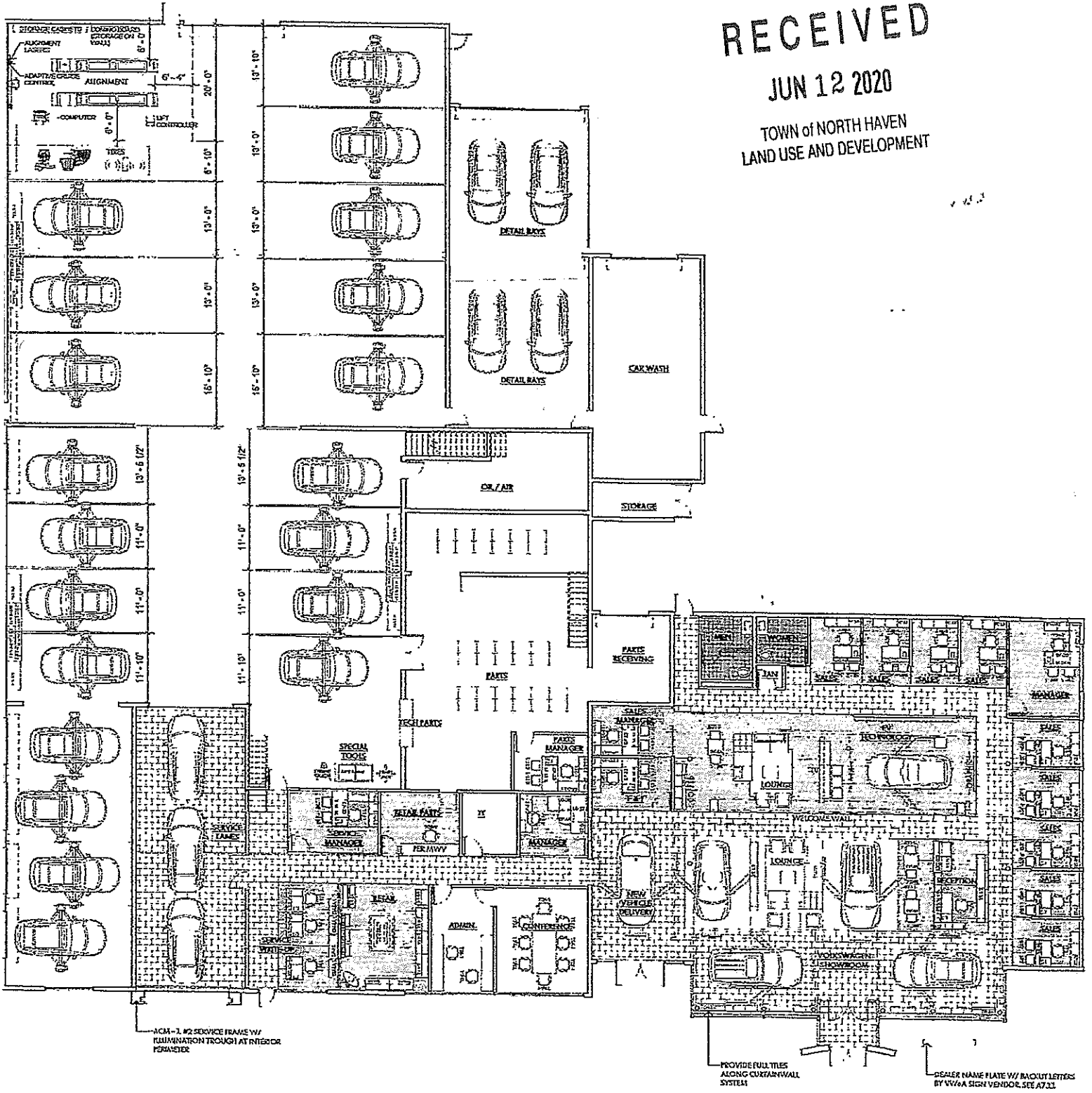
NOTE: AOR TO VERIFY FINAL TOOL ROOM, ELECT. ROOM, COMPRESSOR AND BULK OIL UNIT ROOM SIZES W/ SUPPLIERS / DEALER PRIOR TO CONSTRUCTION. PROVIDE REQUIRED CLEARANCES AND ADJUST SIZE OF ROOM / ENCLOSURE DIMENSIONS AS OK IF REQUIRED TO ACCOMMODATE.

NOTE: AOR TO VERIFY ALIGNMENT BAY MEETS VW MINIMUM CLEARANCE REQUIREMENTS FOR RECEIVED ALIGNMENT & CALIBRATION BAY OF 20'-0" x 22'-0" TO ALLOW LOADING AND CLEARANCE FOR CAMERA / DRIVER ASSIST CALIBRATION.

**EV-Vehicle Hoist Requirements**

MINIMUM UNOBTSTRUCTED CLEARANCE BETWEEN SUPERSTRUCTURE POSTS IS 17'. RECOMMEND 20'.  
 LIFTING CAPACITY GREATER THAN 3,000 LBS.  
 MULTIPLE ABOVE-GROUND OPTIONS AVAILABLE. ONLY A FEW IN-GROUND OPTIONS AVAILABLE AT THIS TIME.  
 SERVICE BAY SHOULD INCLUDE POWER TO SUPPORT 240V 3-480V CHARGING STATION(S).  
 BECAUSE OF THE EXTRA ROOM REQUIRED, THE WORKSPACE SHOULD BE AS LARGE AS POSSIBLE AND HAVE AN ADJACENT LOGISTICS/REPAIR AREA.  
 EV SERVICE BAY TO BE LOCATED ADJACENT TO A FLAT SERVICE BAY W/ NO LIFT.

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**Executive Volkswagen**  
 First Floor Plan

**SHEET NOTES**  
 SEE SHEETS #121 THROUGH #124 FOR MATERIAL SCHEDULE.  
 SEE FLOOR PLAN FOR FURNITURE SCHEDULES.  
 ALL VEHICLES IN SHOWROOM TO HAVE RUSH FLOOR MOUNTED POWER SWITCH BELOW ENGINE COMPARTMENT.  
 IT IS RECOMMENDED THAT ELECTRIC VEHICLE CHARGING ACCESS IS PROVIDED BY SERVICE BAY. EXACT FURNITURE SIZES, POWER REQUIREMENTS AND LOCATIONS TBD BY FURNITURE & FURNITURE SUPPLIERS.  
 INCLUDE DETAILS ON SHEETS #121 THROUGH #124 IN CD SUBMITTAL.  
 NOTE: ALL STAIRS VISIBLE TO CUSTOMERS SHALL HAVE T-9 (TYP)

PROVIDE ROUND COLUMNS AT FRONT FACADE. SIZE COLUMN AS REQ'D.  
 IDEALLY ALIGN ON CENTER WITH WINDOW MULLIONS BY AOR. FINISHED BY ARCHITECT OF RECORD.  
 SERVICE DEPARTMENT - THE REQUIRED CLEAR HEIGHT FOR ALL SERVICE BAYS TO BE 10'-0" HIGH CLEAR MINIMUM PER VW, GC ARCH TO CONFORM.  
 AOR TO VERIFY ACCESSIBILITY / EGRESS REQUIREMENTS OF 2ND FLOOR.  
 ALL HALF WALLS INDICATED ON PLANS & SECTIONS TO BE 3'-6" HIGH.  
 NOTE: ALL INTERIOR HARDWARES SUBMITTED IN \*CONSTRUCTION DRAWING\* SUBMITTALS TO MATCH RCD DRAWING CALLOUTS.

ALI Date: 01/24/2020 Issue: Design Survey Rev. 1

City/State: North Haven, CT  
 Project #: 18-1060  
 Drawn by: EV

These drawings are for communication of design intent only.  
 These drawings are not suited or intended for construction or fabrication.

SCALE: 3/32" = 1'-0"



EVERWEISS

DCP No. 20191 20