

Date of Receipt  
Fee and date paid

#P21-29

File Number  
Approval date

\$95/60

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

48 Giles Avenue                      028 / 013                      IG-80                      235,555 sq. ft.  
(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"
- Cite the regulation that permits proposed use

**TITLE OF PLAN:** "Land Development Plans for North Haven Planning and Zoning  
Commission / Coastal Area Management Submission"

- Date and most current revision date of plan: 10/7/2021
- CAM site plan review (Submit 14\* copies)
- Amend zoning regulations                      Section to be amended (Submit 14 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:
- N/A Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
- Yes Lie within the Coastal Area Management boundary
- No Contain any wetlands and/or watercourses
- No Lie within the Aquifer Protection Zone
- Yes Lie within the floodplain or floodway
- No Lie within 50' of the Quinnipiac River or Muddy River

**RECEIVED**  
OCT - 8 2021  
TOWN of NORTH HAVEN  
LAND USE AND DEVELOPMENT

BL Companies

ENGINEER'S NAME  
Locust Realty Associates, LLC

Print Applicant's Name  
8 Frontage Road, East Haven, CT 06512

Applicant's Address  
203-467-7337                      203-468-7865

Applicant's Phone Number                      Fax Number

Applicant's Signature

203-630-1406                      203-630-2615

ENGINEER'S PHONE NUMBER                      FAX NUMBER

Locust Realty Associates, LLC

Print Owner's Name  
8 Frontage Road, East Haven, CT 06512

Owner's Address  
203-467-7337

Owner's Phone Number

Owner's Signature

Submit Form in Duplicate

TOWN OF NORTH HAVEN

BOND ESTIMATE FORM

PLANNING & ZONING COMMISSION  
MEETING DATE November 2021 Meeting

INLAND WETLAND COMMISSION  
MEETING DATE N/A

APPLICANT: Locust Realty Associates LLC

ENGINEER: BL Companies; Chris Gagnon

TEL: 203-630-1406

PROJECT NAME: Proposed building

PROJECT LOCATION: 48 Giles Avenue

\*APPLICATION NO: \_\_\_\_\_

\*FILE NO: \_\_\_\_\_

DATE: \_\_\_\_\_

\*BOND RECOMMENDATION

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST	Comments by Town Eng	
						Unit price*	Cost*
1.	Clearing & Grubbing	L.S.					
2.	Pavement Overlay	S.F.					
3.	New Pave. (incl. base)	S.F.					
4.	Storm Sewers (incl. struct.)	L.F.	904	40.00	36,160		
5.	Large Culverts/Structures	L.F.					
6.	San. Sewers (incl. structures)	L.F.					
7.	Conc. Walks	S.F.	1,100	6.00	6,600		
8.	Water Mains	L.F.					
9.	Survey monumentation	L.S.					
10.	Curbing	L.F.					
11.	Landscaping	L.S.					
12.	Trees	EA.					
13.	Grading (Fill/Excav.)	C.Y.	250	20.00	5,000		
14.	Street signs/line striping	L.S.			1,000		
15.	Siltation Control	L.S.			2,500		
16.	Loam & Seeding	S.F.	3,000	1.00	3,000		
17.	Other						
					(+) 15% for Contingencies	8,139	
* To be filled in by the Town					Total Cost =	62,399	

Submitted by: BL Companies - Chris Gagnon

Approved by: \_\_\_\_\_

Total costs as determined by the Town Engineer if different from the total furnished by the applicant will be recommended to the applicable Commission. It should be noted that unit prices should be a realistic amount assuming a Municipal Bid arrangement



**UKS**  
MERITAS LAW FIRMS WORLDWIDE

Jeffrey Bausch  
(t) 203.786.8314  
(f) 203.772.2037  
jbausch@uks.com

October 8, 2021

**VIA HAND DELIVERY**

Town of North Haven  
Planning and Zoning Commission  
Memorial Town Hall  
18 Church Street  
North Haven, Connecticut 06473

**Re: 48 Giles Avenue, North Haven  
Locust Realty Associates, LLC, Owner / Applicant  
Site Plan Application**

Dear Sir/Madam:

Attached please find an original application for site plan review filed by Locust Realty Associates, LLC, owner of the property at 48 Giles Avenue, North Haven (“Applicant”). In addition to the original application with the applicable fees, please find fourteen (14) copies of the site plan for the property.

The Applicant seeks site plan and CAM approval to construct a new warehousing and trucking garage of approximately 9,800 square feet on the property in Phase I and 4,200 square foot addition to the storage warehouse in Phase II. The property is located in the IG-80 zone, and a storage warehouse is a permitted use as of right under Section 5.2.1.11 of the North Haven Zoning Regulations. The Applicant also seeks site plan and CAM approval for outdoor storage as shown in the attached plans.

The Applicant received site plan and CAM approval on July 20, 2010 to construct a new 16,000 square foot garage building on the property. The Applicant received a front yard variance on April 5, 2010 for the proposed 16,000 square foot building. The variance was recorded in Book 826 Page 905 in the North Haven Land Records. In connection with the site plan and CAM approvals, the Applicant was required, among other things, to construct a vegetated berm along the street frontage and post a bond. The Applicant built the berm and the bond was released, but the approved 16,000 square foot building was never built. The vegetated berm provides a significant buffer from any neighbors, and the property is bound in the rear by I-91.

Now, the Applicant seeks site plan approval for a 9,800 square foot storage warehouse in Phase I, which is about 40% less land area than the building proposed and approved in July of

Town of North Haven Planning and Zoning Commission  
October 8, 2021  
Page 2

2010, as well as outdoor storage as shown on the plan and a 4,200 square foot addition in Phase II.

We respectfully request that the Planning and Zoning Commission place this application on the November agenda. Should you have any questions, please contact myself or Attorney John Acampora at 203-467-7337.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffrey Bausch". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeffrey Bausch, Esq.

