

3-26-21 Date of Receipt
\$75/60 Fee and date paid

#P21-09 File Number
Approval date

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

341 State Street, Tax Map 35, Lot 25
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

IL-30
ZONE

237,487 s.f. (5.45± acres)
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"**
5.1.1.55 Cite the regulation that permits proposed use

TITLE OF PLAN: Proposed Patio - 341 State Street, North Haven, Connecticut Applicant:

Twelve Percent, LLC, 341 State Street, North Haven, CT 06473;

Site Plan, Sheet C-1.0; by Godfrey Hoffman Hodge, LLC

Date and most current revision date of plan: 3/23/2021

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:

- N/A 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
N/A Lie within the Aquifer Protection Zone
N/A Lie within the Channel Encroachment Zone
N/A Lie within the floodplain or floodway
N/A Lie within 50' of the Quinnipiac River or Muddy River

Godfrey Hoffman Hodge, LLC - James Rotondo, PE tel. 203.239.4217

ENGINEER'S NAME

Twelve Percent, LLC (Bridget Blank, member)

ENGINEER'S PHONE NUMBER

FAX NUMBER

450 Sackett Point Associates, LLC (Richard Cuomo, member)

Print Applicant's Name

341 State Street, North Haven, CT 06473

Applicant's Address

203-247-5511

Applicant's Phone Number

Fax Number

Applicant's Signature

Print Owner's Name

110 Republic Drive, North Haven, CT 06473

Owner's Address

203-236-3220

Owner's Phone Number

Owner's Signature

RECEIVED

MAR 26 2021

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

3/23/21

Re: Formal approvals for an outdoor patio at the Twelve Percent Brewery

To whom it may concern:

Attached find an application and a revised site plan for the Twelve Percent Brewery at 341 State Street. We are asking the town for formal approval on an outdoor patio for our taproom.

As background, during the pandemic we opened an outdoor area for safety reasons, as was allowed the Governor’s Executive Order. The patio has proven to be a big success for us and, in anticipation of the Executive Order expiring, we are asking to continue with it after the Executive Order expires.

Attached are modifications to the approved site plan that lay out additional parking to cover the adjusted needs of the taproom, patio and the remainder of the brewing operation. We have also attached a preliminary rendering of what the outdoor space may look like. While not shown in the rendering, there will be bollards (or reinforced fencing of comparable strength) around the patio as indicated in the site plan.

There is no new construction occurring within the wetlands or within 50’ of them.

Thank you,
Alex Blank

	<u>Area/ Units</u>	<u>Ratio</u>	<u>Spaces Required</u>	<u>Spaces Provided</u>
Warehouse	16,359 S.F.	1 space/ 1,500 S.F.	11	
Brewery				
Office	1,000 S.F.	1 space/ 250 S.F.	4	
Taproom	2,000 S.F.	1 space/ 50 S.F.	40	
Brewing Space	11 employees	1 space/ Emp.	11	
Patio	2,726 S.F.	1 space/ 50 S.F.	55	
Total			121	129

