

# 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 7 JUNE 2021

#P21-09

341 STATE STREET

IL-30

(MAP 35, LOT 25)

**TWELVE PERCENT, LLC, APPLICANT  
450 SACKETT POINT ASSOCIATES, LLC, OWNER  
SITE PLAN APPLICATION**

### Review Comments:

1. This application is intended to permit an approximately 35' x 80' outdoor seating area on the north side of the Twelve Percent Brewery. This application is being made in anticipation of the expiration of the Governor's Executive Order No. 7MM which permitted outdoor dining without approvals through the conventional zoning process. Minor site modifications proposed include some additional parking and landscaped islands.
2. The Commission approved the subdivision of the property at 333 State Street on February 6, 2017 (#P16-31) to create this lot. Street sidewalks were required as a part of that application's approval.
3. An administrative approval was granted by the Inland Wetlands Commission for a Site Plan Referral (#I21-04) on 27 April 2021.
4. **A revised drawing has been submitted showing steel pipe bollards within decorative wooden barriers, in response to Commission and staff comments.**

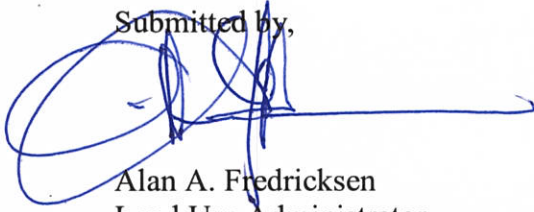
### Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
  - \* a. A note indicating "#P21-09, Site Plan Approval".
  - b. 8' wide landscaped islands with one (1) minimum 2" caliper deciduous tree at ends of all rows of parking.
  - \* c. Existing and proposed landscaping.
  - \* d. Zoning Data Table.
  - \* e. Dimensioned building setbacks.
  - f. Indication of areas dedicated for outside storage.**
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.

**\* Indicates that these items have been resolved.**

Submitted by,



Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P21-09



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

## PLANNING AND ZONING

**Date of Meeting: 06/07/2021**

Dev: Site Plan  
Loc: 341 State Street  
File: P21-09

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### Comments (Updates in **BOLD**):

1. Provide specific details on the bollards/traffic protection measures to be employed. **20210603 – Revised plan was submitted detailing the proposed bollard protections. The proposed measures appear adequate to screen the public from vehicles in the parking lot.**

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

BOND RECOMMENDATION: None

DATE REVIEWED 06/03/2021

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

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