



**TOWN OF NORTH HAVEN**  
MEMORIAL TOWN HALL / 18 CHURCH STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321  
Fax (203) 234-2130

#P21-16

**PLANNING AND ZONING COMMENTS**  
**for 7 JUNE 2021**  
**30 BROADWAY**  
**(MAP 66, LOT 99)**  
**VELEZ, LLC, APPLICANT & OWNER**  
**SITE PLAN APPLICATION**

CA-20

**Review Comments:**

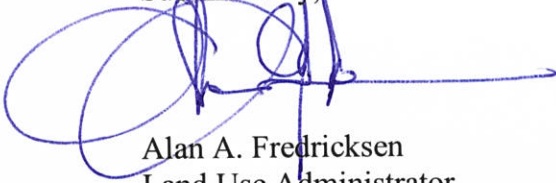
1. This application is intended to permit an approximately 23' x 90' outdoor seating area on the south side of Ludal's Restaurant. This application is being made in anticipation of the expiration of the Governor's Executive Order No. 7MM which permitted outdoor dining without approvals through the conventional zoning process. A protective steel reinforced masonry wall is proposed along the patio perimeter. Additional landscaping is proposed as well.
2. The two handicapped parking spaces in the front of the restaurant are intended to be relocated to the rear entrance area. The other four spaces in the front are proposed to be eliminated. Parking for the restaurant is provided by the approximately 70 spaces of the municipal parking lot, generally located to the north and west of the restaurant.

**Recommended Conditions of Approval, if granted:**

1. Submit revised drawings which include:
  - a. A note indicating "#P21-16, Site Plan Approval".
  - b. Dimensioned building setbacks.
  - c. Details and photometric data for all proposed exterior lighting.
2. Any approval granted is subject to the Connecticut DOT's approval/acceptance of all traffic and drainage conditions and their issuance of an Encroachment Permit.
3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
4. 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.

5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
6. Submit an as-built prior to bond release.
7. Post bond, as required.

Submitted by,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P21-16



# 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: 06/07/2021**

Dev: Site Plan  
Loc: 28-34 Broadway  
File: P21-16

\*\*\*\*\*

### Comments:

1. Widen the westerly driveway radius to allow for easier turning movements
2. Provide/supplement signage indicating one-way traffic at the driveway entrance, and "Parking in Rear" to avoid confusion.
3. An excavation permit will be required for any work within the Town right-of-way.

- Above comments are relatively minor in nature and can be addressed subsequent to an approval.
- Above comments (\*) should be addressed prior to deliberations

BOND RECOMMENDATION: \$5,000  
 DATE REVIEWED 06/03/2021  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

*AB*