

Date of Receipt
Fee and date paid

File Number
Approval date

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

8 MASSIMO DRIVE
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

IG-80
ZONE

80,365
TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND MUST INCLUDE THE FOLLOWING:

X 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 the proposed use

TITLE OF PLAN: PROPOSED SITE PLAN, PROPERTY LOCATED AT 8 MASSIMO DRIVE

NORTH HAVEN, CT SCALE 1" = 20'; DATED 10/1/2020, PREPARED BY CRISCUOLO

ENGINEERING LLC

Date and most current revision date of plan: 7/2/2021

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

YES Lie within the Coastal Area Management boundary

N/A 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 flood plain or flood way
- N/A Lie within 50' of the Quinnipiac River or Muddy River

JAMES M. PRETTI, JR. P.E., L.S.

CRISCUOLO ENGINEERING
LLC

203-481-0807
203-488-5729

ENGINEER'S NAME

ENGINEER'S PHONE NUMBER FAX
NUMBER

APPLICANT IS OWNER

CT. CUSTOM AQUATICS, LLC
C/O GREGORY R. MACMILLEN,
MEMBER

Print Applicant's Name

Print Owner's Name

Applicant's Address

8 MASSIMO DRIVE, NORTH HAVEN, CT 06437

Owner's Address

Applicant's Phone Number Fax Number

203-707-3989

Owner's Phone Number

Applicant's Signature


Owner's Signature

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JAMES M. PRETTI, JR. P.E., L.S.
CRISCUOLO ENGINEERING LLC
ENGINEER'S NAME
APPLICANT IS OWNER

Print Applicant's Name

Applicant's Address

Applicant's Phone Number Fax Number

Applicant's Signature

203-481-0807 203-488-5729
ENGINEER'S PHONE NUMBER FAX NUMBER
CT. CUSTOM AQUATICS, LLC
C/O GREGORY R. MACMILLEN, MEMBER

Print Owner's Name

8 MASSIMO DRIVE, NORTH HAVEN, CT 06437

Owner's Address

203-707-3989

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 (CSPP-INST-11/99) and submit it with the appropriate plans to appropriate municipal agency.

Section I: Applicant Identification

Applicant: <u>Ct. Custom Aquatics LLC</u>	Date: <u>7-6-2021</u>
Address: <u>8 Massimo Drive, North Haven, CT 06473</u>	Phone: <u>203-707-3989</u>
Project Address or Location: <u>8 Massimo Drive</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <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 Street, Bldg. 1, Suite 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@engineeringllc.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: 8 Massimo Drive

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 is 0.4 miles South
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 addition to an existing warehouse in an industrial zone, adjacent to
similar buildings. The area of the new addition was already paved with bituminous asphalt.
A small parking area will be added to the front of the building (6 spaces)
and approx. 7,200 SF of existing processed stone area will be paved.
5. Indicate the area of the project site: 1.845 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 will be in an existing paved area. Utilities will extend from within the building. Small increases in pavement over existing processed stone area will occur.

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):

Additional drywell type catch basins will be installed for the minor increase in bituminous pavement.

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 0.4 South of the project. There are multiple roads and industrial properties in between. 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)(8), 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 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.):

N/A

*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 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



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of North Haven, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/24/2021
Data updated daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

ID	Site Address	Owner Name	Owner Address	Owner City	Owner Zip
035 008	420 SACKETT PT RD 2-3	LANGAN THOMAS	P O BOX 749	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 1-2	HALOVATCH JOHN	8-6 ST ANDREWS CIR	WALLINGFORD	06492
035 008	420 SACKETT PT RD 1-5	HALOVATCH JOHN & LYNN & SURV	8-6 ST ANDREWS CIR	WALLINGFORD	06492
035 004	440 SACKETT PT RD	440 SPR REALTY LLC	30 BERNHARD RD	NORTH HAVEN	06473
035 009	400 SACKETT PT RD	METTLER REALTY LLC	400 SACKETT PT RD	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-7	HALOVATCH JOHN J	8-6 ST ANDREWS CIR	WALLINGFORD	06492
035 006	14 MASSIMO DR	CAMPBELL FOUNDRY CO	P O BOX 515	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-4	LANGAN THOMAS	P O BOX 749	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-2	BARLETTA JOSEPH III & HEATHER & SURV	420 SACKETT PT RD UNIT 2-2	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 1-1	T A D ASSOCIATES LLC	P O BOX 944	BRANFORD	06405
035 008	420 SACKETT PT RD 1-6	HALOVATCH JOHN J & LYNN S & SURV	8-6 ST ANDREWS CIR	WALLINGFORD	06492
035 008	420 SACKETT PT RD 1-4	HALOVATCH JOHN & LYNN & SURV	8-6 ST ANDREWS CIR	WALLINGFORD	06492
035 008	420 SACKETT PT RD 2-6	LANGAN THOMAS	P O BOX 749	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-5	LANGAN THOMAS	P O BOX 749	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-1	ROTHFUSS WILLIAM K 50%(INT) & NASTRI	420 SACKETT PT RD UNIT 2-1	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 2-8	TAD8 ASSOCIATES LLC	P O BOX 944	BRANFORD	06405
035 005	15 MASSIMO DR	M D PROPERTY LLC	110 REPUBLIC DR	NORTH HAVEN	06473
035 008	420 SACKETT PT RD 1-3	HALOVATCH JOHN	8-6 ST ANDREWS CIR	WALLINGFORD	06492