
Date of receipt

Fee and date paid

File Number

Approval date

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
SUBDIVISION OR RESUBDIVISION APPLICATION FORM

245 SPRING ROAD (TAX MAP: 38, LOT: 52) R-20 47,695
(LOCATION OF SUBDIVISION OR RESUBDIVISION) ZONE TOTAL SQUARE FOOTAGE

PRESENT OWNER(S) OF RECORD: 355 COE, LLC
(Attach a list of the names, and addresses of all persons with 10% or more interest in the property)

THIS APPLICATION IS FOR: Submit 14 copies of application, 2 bond estimate forms, and 14 copies of the plan 24" x 36"

✓ SUBDIVISION 2 Proposed Number of Lots 2 Number of lots for this application

RESUBDIVISION Proposed Number of Lots Number of lots for this application
(Mandatory Public Hearing)

Title of Plan: "RECORD SUBDIVISION MAP LAND NOW OR FORMERLY
355 COE, LLC 245 SPRING ROAD NORTH HAVEN,
CONNECTICUT"

Date and most current revision date of plan: SEPT. 23, 2021

ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:

- PUBLIC Type of water proposed
- PUBLIC Type of sewage disposal proposed
- NO Does property lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
- NO Does property lie within the Coastal Area Management boundary
- NO Contain any wetlands and/or watercourses. If yes, an application must be submitted to the Inland Wetlands Commission no later than the day this application is submitted.
- NO Does property lie within the Aquifer Protection Zone
- NO Does property lie within the Channel Encroachment Zone
- NO Does property lie within the floodplain or floodway
- NO Does property lie within 50' of the Quinnipiac River or Muddy River

GEORGE COTTER, P.E.
OCC GROUP, INC. (203) 250-7526

MICHAEL J. BENNETT, L.S.
BENNETT & SMILAS ASSOCIATES, INC.
(800) 345-4553

PRINT CERTIFYING PROFESSIONAL ENGINEER'S NAME AND PHONE NUMBER

PRINT LAND SURVEYOR'S NAME

JOE MINERI
TIMBERWOOD HOMES, LLC.

MILENA LIGUORI
355 COE, LLC

Print Applicant's name

Print owner's name

1071 MIDDLETOWN AVENUE

11 ALLENDALE DRIVE

Applicant's address

Owner's address

NORTH FORD, CT 06472

NORTH HAVEN, CT 06473

(203) 239-0607

Owner's phone number

Applicant's phone number fax number

[Signature]

Applicant's signature

Owner's signature

SUBMITTED BY: _____

245 SPRING ROAD

ADDRESS

JOE MINERI

TIMBERWOOD HOMES, LLC. (203) 239-0607

NAME & PHONE NUMBER OF CONTACT PERSON

NORTH HAVEN PLANNING AND ZONING COMMISSION
Subdivisions or Resubdivisions
APPLICATION CHECK LIST

Requirements for submitting a complete application:

- Application form completely and accurately filled out and all necessary signatures (Owner of property and applicant, if different)
- Fee
- 14 copies of proposed subdivision plan (See cover sheet), prepared by a professional, with all of the following: live certification (8.2.11); a location map at scale 1" = 800', showing adjacent properties and streets (8.2.10); scale and true north point; boundary lines with distances and bearings; dimension to property from nearest accepted street (8.2.4); layout of lots, with areas, dimensions, bearings, etc. (8.2.5); layout of existing and proposed streets, easements and right-of-ways (8.2.6); number of lots (8.2.7); proposed street names (8.2.7); monument locations and descriptions (8.2.8); layout of land used for public use (8.2.8); zoning district (8.2.2); names of all abutting property owners must be shown on the plan (8.2.1)
- Soil and Erosion control plan – ½ acre or more of the site will be disturbed.
- Plan for water supply including all necessary water mains, branch offsets, fire hydrants and other necessary appurtenances in cases of subdivisions served by public water
- Plan for sanitary sewage disposal
- Final grading plan
- Storm water drainage plan
- Roadways, sanitary sewers and storm sewers designed by a registered professional engineer.
- Meet all highway standards per Section 4
- Meet all requirements of Layout of lots and open space per Section 5

Do any of the following apply to this application:

- NO Property lies in more than one district (zone)
- NO More than 200 cars
- NO Are any waivers being requested?
- Is a public hearing required?

Note: Failure of the applicant to include all of the requirements as listed in the regulations for subdivision applications may result in denial or delay of the application by the commission.

APPLICATION FOR FINAL APPROVAL OF SUBDIVISION

To the Planning and Zoning Commission
Town of North Haven, Connecticut 06472

"The undersigned developer hereby submits to the Planning and Zoning Commission of North Haven the final map dated SEPT. 23, 2021 ¹⁸ Rev. _____, of a development to be known as SUBDIVISION OF 245 SPRING ROAD in the Town of North Haven, and respectfully requests its approval for the recording of said map in the Town Clerk's office."

In consideration for said approval and the privileges accruing thereto, the developer hereby agrees:

1. To file said map in the Town Clerk's office within 90 days as provided by law.
2. To carry out the improvements agreed upon and as shown and intended by said map, including any work made necessary by unforeseen conditions which become apparent during construction.
3. To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
4. To give the Town, on demand, proper deeds for land or right-of-way reserved on the map for streets, drainage, or other purposes as agreed upon.
5. To save the Town of North Haven harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
6. To fulfill the requirements of Section 12 and 13.
7. To make no changes whatsoever in the Final Plan as approved by the Commission unless a revised plan or a plan of resubdivision is submitted to and approved by the Commission.
8. The following is hereby designated as the person to whom all communications to the developer may be addressed and the person on whom legal process may be served in connection with any proceedings arising out of the agreement herein.

JOE MINERI
TIMBERWOOD HOMES, LLC.

DEVELOPER

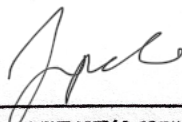
1071 MIDDLETOWN AVENUE

ADDRESS

NORTH FORD, CT 06472

(203) 239-0607

PHONE NUMBER



DEVELOPER'S SIGNATURE

JOE MINERI

7/01/91

3.33 Notification requirements

- 3.33.1 The applicant, or his agent, shall notify the property owner(s) of any parcels of land that are within 100 feet of the parcel for which any application, petition, request or plan concerning any project on the site, which requires a public hearing, is pending before the Planning and Zoning Commission.
- 3.33.2 The following shall be exempt:
- a. Municipal or state projects, unless the parcel is in a residential district.
 - b. Amendments to the zoning regulations
- 3.33.3 Notifications shall be made by certified mail and shall be mailed no sooner than fifteen (15) days nor less than ten (10) days before the public hearing at which the application will be presented to the Commission.
- 3.33.4 The notification is to be sent to the owner(s) of record as recorded at the Office of the Town Assessor.
- 3.33.5 Verification of notification shall be submitted to the Zoning Office no later than ten (10) days before the public hearing.
- 3.33.6 To verify that notifications have been sent, all of the following shall be submitted to the Zoning Office:
- a. A list of all the names and addresses of all the property owners within 100 feet of the parcel for which an application has been submitted.
 - b. A copy of a block map denoting the parcel for which an application has been submitted and all parcels of land within 100 feet of the application site.
 - c. A copy of the letter sent, describing the proposed activity; the date, time and place of the meeting; and, the name of the applicant and the name of the owner of record of the parcel for which an application is being submitted.
 - d. All the postal certification slips.

All these get receipt from Red label file

TOWN OF NORTH HAVEN	
LAND USE OFFICE	AS OF 11/5/2003
FEE SCHEDULE*	
PLANNING & ZONING	
SITE PLAN APPLICATION	\$75.00
COASTAL AREA MANAGEMENT SITE PLAN APPLICATION	\$50.00
ZONE CHANGE APPLICATION/PUBLIC HEARING	\$150.00
APPLICATION TO AMEND REGS/PUBLIC HEARING	\$150.00
APPLICATION FOR SPECIAL PERMIT/PUBLIC HEARING	\$150.00
APPLICATION FOR SPECIAL PERMIT/PUBLIC HEARING	\$150.00
SUBDIVISION, BASE FEE	\$75.00
PLUS FEE PER LOT IN SUBDIVISION	\$25.00
RESUBDIVISION/PUBLIC HEARING	\$150.00
PLUS FEE PER LOT IN SUBDIVISION	\$25.00
EXCAVATION/FILL PERMIT WITH PUBLIC HEARING	\$150.00
PLUS FEE PER LOT IN SUBDIVISION	\$35.00
PLUS FEE PER LOT IN SUBDIVISION	\$10.00
RENEWAL OF ESCAVATION PERMIT/NO PUBLIC HEARING	\$75.00
REQUEST FOR EXTENSIONS	\$25.00
CHARGE FOR COPY OF P & Z REGULATIONS	\$25.00
ZONING BOARD OF APPEALS	
VARIANCE - SINGLE	\$150.00
FEE/EXTRA VARIANCE REQUESTED	\$50.00
SPECIAL PERMITS/EXCEPTIONS	\$150.00
APPEAL AN ORDER OF ZONING ENFORCEMENT OFFICER	\$150.00
REQUEST WAIVER OF PUBLIC HEARING	\$50.00
REQUEST OF WAIVER OF AN A-2 SURVEY	\$50.00
INLAND WETLANDS AND WATERCOURSES	
APPLICATION/NO PUBLIC HEARING	\$75.00
APPLICATION/WITH PUBLIC HEARING	\$150.00
AMEND WETLANDS & WATERCOURSES REGULATIONS	\$150.00
AMEND WETLANDS BOUNDARY MAP	\$150.00
REQUEST FOR EXTENSIONS	\$25.00
CHARGE FOR COPY OF I/W REGULATIONS	\$10.00
SIGN PERMITS	
SHALL BE CALCULATED BASED UPON THE VALUE OF SIGN	
AS FOLLOWS: FIRST \$500.00	\$10.00
PLUS, FOR NEXT \$501.00 - \$1,000.00	\$30.00
EACH ADDITIONAL \$500.00 OR FRACTION THEREOF	\$10.00
STATE OF CONNECTICUT (DEP)	
* Each application should include a separate check	
in the amount of \$60.00, made payable to	
Treasurer, Town of North Haven, which	
is a required State of Connecticut DEP fee	
REQUIRED FEE -	\$60.00
(as of 10/1/09)	

← yellow label file
plot plans