

Date of Receipt
Fee and date paid
\$ 75/60

#P21-26 File Number
Approval date

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

400 Sackett Point Road Map 35 Lot 9
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

IG-80
ZONE

668,230 sq. ft.
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"
- 10.1.3.25 Cite the regulation that permits proposed use

TITLE OF PLAN: Site Plan storage and staging areas prepared by Fuss & O'Neill

- Date and most current revision date of plan: 09/16/21
- CAM site plan review (Submit 14* copies)
- Amend zoning regulations _____ Section to be amended (Submit 14 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 floodplain or floodway
- N/A Lie within 50' of the Quinnipiac River or Muddy River

Ron Bomengen, PE
ENGINEER'S NAME

Mettler Realty, LLC
Print Applicant's Name

400 Sackett Point Road, North Haven, CT 06473
Applicant's Address

c/o 203-281-2700 c/o 203-281-0700
Applicant's Phone Number Fax Number

860-646-2469 x5253
ENGINEER'S PHONE NUMBER FAX NUMBER

Mettler Realty, LLC
Print Owner's Name

400 Sackett Point Road, North Haven, CT 06473
Owner's Address

c/o 203-281-2700
Owner's Phone Number

[Signature]
Applicant's Signature

[Signature]
Owner's Signature

RECEIVED
OCT - 4 2021

EXPLANATION OF USE

The subject property is located on Sackett Point Road, in an IG-80 zone. The subject property is surrounded by commercial and industrial buildings and uses, many of which require truck parking and outdoor storage. The entire parcel is 668,230 square feet in size. There is a one-story industrial building, built in 1974, on the site that is 103,818 square feet in size. (Hereinafter "Building 1"). There exists a second one story industrial building, built in 1982, that is 50,400 square feet in size. (Hereinafter "Building 2"). There are presently three tenants that occupy space within the buildings.

Tenant #1 is Niklyn Corporation (hereinafter "Niklyn"). Niklyn is in the business of refinishing and painting metal. Niklyn has 16 employees. Niklyn occupies approximately 63,500 square feet in Building 1. The site plan delineates outdoor storage for Niklyn, as well as parking for 40.

Tenant #2 is Sunrunner Transport Services, Inc. (hereinafter "Sunrunner"). Sunrunner is in the transportation business. Sunrunner has 5 employees. Sunrunner occupies approximately 13,500 square feet in Building 2. The site plan delineates outdoor storage for Sunrunner, as well as parking for 14.

Tenant #3 is New England Reuse. New England Reuse is in the business of furniture and window reclamation, refurbishment and re-sale. New England Reuse has 2 employees. New England Reuse occupies approximately 12,762 square feet in Building 2. The site plan delineates outdoor storage for New England Reuse, as well as parking for 11.

Three designated areas for outdoor storage and truck parking are shown on the site plan. The three areas designated for outdoor storage and truck parking are located on the eastern most part of the site. Of the three areas, one is reserved for Sunrunner truck parking and one is reserved for Niklyn truck parking. The third area will be used for truck parking (outdoor storage). It is anticipated that parking of up to 25 trucks will occupy each of the three designated outdoor storage areas. All trucks parked in the designated outdoor storage areas will be operational.

The requested approval will bring the entire site and its uses into zoning compliance.

As no site work is proposed, nor will the footprint of the buildings change, a bond estimate form is not included with this site plan application.

The applicant hereby requests a waiver from the Commission to create or improve sidewalks.