

11-6-20 Date of Receipt
\$150/00 Fee and date paid

#P20-375 File Number
Approval date

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

37 Nettleton Avenue Map 011 Lot 056 IL-30 292,411 s.f.
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER) ZONE 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"
- Cite the regulation that permits proposed use

TITLE OF PLAN: Proposed Change of Use, Site Plan, C-1.0
prepared by Godfrey Hoffman Associates, LLC

- Date and most current revision date of plan: 11.06.2020
- 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** 5.1.1.55 & 8.10 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:
- Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
- Lie within the Coastal Area Management boundary
- Contain any wetlands and/or watercourses
- Lie within the Aquifer Protection Zone
- Lie within the floodplain or floodway
- Lie within 50' of the Quinnipiac River or Muddy River

James Rotondo, PE

Godfrey Hoffman Associates, LLC

ENGINEER'S NAME

37 Nettleton LLC

Print Applicant's Name

37 Nettleton Avenue, North Haven, CT 06473

Applicant's Address

203-407-8900

203-281-3800

Applicant's Phone Number

Fax Number

Applicant's Signature

RECEIVED

NOV - 6 2020

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

203-239-4217

ENGINEER'S PHONE NUMBER

FAX NUMBER

37 Nettleton LLC

Print Owner's Name

37 Nettleton Avenue, North Haven, CT 06473

Owner's Address

203-407-8900

Owner's Phone Number

Owner's Signature

11-6-20 Date of Receipt
\$ 7500 Fee and date paid

P20-37 File Number
Approval date

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PLANNING AND ZONING COMMISSION
APPLICATION FORM
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203-407-8900 203-281-3800
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LAND USE AND DEVELOPMENT

203-239-4217
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Print Owner's Name
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Owner's Address
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Owner's Phone Number
[Signature]
Owner's Signature



Project Narrative
Executive Landscaping
37 Nettleton Avenue
November 8, 2020

Executive Landscaping is a commercial landscape contractor that has been in business for over thirty-five years and has operated out of 37 Nettleton Ave., North Haven since 2011. The property is comprised of two parcels. Parcel 'B' the smaller of the two consists of a paved area that is presently leased to Bay Crane who utilizes the area for storage of large equipment. Parcel 'A' is occupied by Executive Landscaping and consists of a large brick building surrounded by primarily paved areas. The building houses the Executive Landscape corporate office and is also used as a maintenance facility for our fleet as well as providing secure storage for small equipment and consumables. The paved areas surrounding the building are primarily used for vehicle/equipment parking and storage with a small portion used for the preparation and temporary storage of green materials for Executive Landscape's own use.

The applicant is seeking approval for an additional use on the property consisting of the making of wine along with an on-site tasting room and on-site and mail-order sales. This is allowed in this zone in accordance with Section 5.1.1.55, Brewery and distillery of beverages, and by Special Permit under Section 8.10, Sale of Alcoholic Liquor and Beer.

The use will consist of barrel and tank rooms of approximately 1,360 sf and a tasting room of approximately 315 sf. Tasting Room hours for the public will be Wednesday thru Friday 4:00 pm to 9:00 pm, Saturday 12:00 pm to 9:00 pm and Sunday 11:00 am to 6:00 pm. Adequate existing parking is provided on the site for the proposed use. The operating hours of the proposed use also do not conflict with the hours of operation of the existing uses.