



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 1 FEBRUARY 2021

37 NETTLETON AVENUE

(MAP 11, LOT 56)

37 NETTLETON AVENUE, LLC, APPLICANT & OWNER

PUBLIC HEARING – SPECIAL PERMIT & SITE PLAN APPLICATIONS

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-37S &

#P20-37

IL-30

Review comments:

1. These applications are intended to permit the change of use of approximately 1,700 square feet of this building from office/storage for Executive Landscaping to winemaking with a tasting room. The principal owner of Executive Landscaping is proposing to be the principal owner of the winemaking business. No substantive sitework is proposed. No expansion of the building is proposed.

The Special Permit/Certificate of Location is required by Section 8.10.1 of the Regulations for the winemaking/tasting room liquor permit.

Resulting from a meeting with Mr. Gray, the concerned neighbor at #32 Nettleton Avenue, the applicant has submitted a revised plan that shows additional landscaping improvements and fencing to provide screening of on-site activities and features. The applicant has submitted an additional "Supplemental Project Narrative" which provides details of their revisions.

2. The Commission reapproved a Site Plan Application (#P20-17) for this property on 14 September 2020 which permitted a relocation of and building area increase for the Modular office space in the rear of this property which is occupied by Bay Crane.

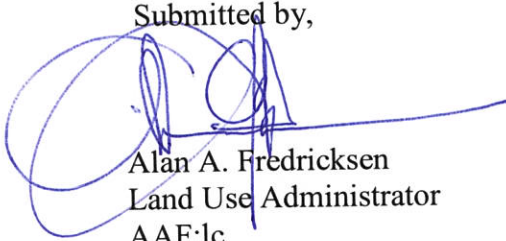
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - * a. A note indicating "#P20-37, Site Plan Approval and #P20-37S, Special Permit/Certificate of Location".
 - b. A note indicating that all of the conditions of approval for application #P20-17 are applicable to this application.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.

3. 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.
4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Post bond, as required.

*** Indicates that this item has been resolved.**

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF:lc
#P20-37S & #P20-37