

12-8-20 Date of Receipt  
150/60 Fee and date paid

#P20-405 File Number  
Approval date

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

110 Republic Drive / 035 012  
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

IG80  
ZONE

275,000+-  
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  
Cite the regulation that permits proposed use

\* 14 PLANS @ 24" x 36"

**TITLE OF PLAN:** Proposed Warehouse Use, 110 Republic Drive, North Haven, CT

Prepared for 110 Republic Drive Associates, LLC

Prepared by Godfrey Hoffman Hodge, LLC

Date and most current revision date of plan: 12.08.2020

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 Section 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:**

- ☐ 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  
☐ n/a Lie within the Aquifer Protection Zone  
☐ Lie within the Channel Encroachment Zone  
☐ Lie within the floodplain or floodway  
☒ Lie within 50' of the Quinnipiac River or Muddy River

James Rotondo, P.E.

Godfrey Hoffman Hodge, LLC

ENGINEER'S NAME

110 Republic Drive Associates LLC

Print Applicant's Name

110 Republic Drive North Haven, CT

Applicant's Address

(203) 804-0269

Applicant's Phone Number

Fax Number

Applicant's Signature

Richard Cuomo  
110 Republic Drive Assoc. LLC  
It's manager

RECEIVED

DEC - 8 2020

TOWN of NORTH HAVEN  
LAND USE AND DEVELOPMENT

(203)239-4217

ENGINEER'S PHONE NUMBER

FAX NUMBER

110 Republic Drive Associates LLC

Print Owner's Name

1110 Republic Drive, North Haven, CT

Owner's Address

(203)804-0269

Owner's Phone Number

Owner's Signature

Richard Cuomo  
110 Republic Drive Assoc. LLC  
It's manager



Project Narrative  
110 Republic Drive  
December 8, 2020

The property at 110 Republic Drive is approximately 6.3 acres in size located in the IG-80 zone. Existing site improvements include and approximately 90,000 sf building consisting of predominantly warehouse/distribution uses with one automotive use as well as associated paved parking areas.

The applicant is seeking approval of a tenant to operate a beer distributor business. The operations will consist of an approximate 28,600 sf warehouse area. There will be no on-site sales of the beer or any type of alcoholic beverages. This tenant will replace an existing warehouse use of the same area. This use is allowed in the IG-80 zone and by Special Permit under Section 8.10, Sale of Alcoholic Liquor and Beer.