

___ Change of use approved
___ Change of use referred to P & Z

_____ Date of receipt
(Per State Statute)

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
CHANGE OF USE FORM
(Must be submitted by the owner of the property)

ADDRESS - 336 STATE ST, UNIT #5
(Address and location of property)

PRESENT USE: STORAGE ZONE CB-40/R-20
& NAME OF BUSINESS N/A

PROPOSED USE: SERVICE REGULATION: 4.4.1.11
& NAME OF BUSINESS AUTOMOTIVATED (That permits the use)

PLEASE COMPLETE THE FOLLOWING:

2865.4 Present Use – gross square footage
2865.4 Proposed use – gross square footage
____ Present use - parking calculations
____ Proposed use – parking calculations

NO Will any exterior or site work be done as a result of the change of use? 9/24/20

This form has been sent to: _____ (Date)
The following departments have 10 business days to respond to this application with comments or objections.
___ QVHD
___ Engineering Department
___ Fire Department
___ Police Department
___ Public Works
___ Assessor

DATE/I.D # OF APPROVED SITE PLAN ~~2/5/21~~ 9/24/20
PROPOSED PARTIAL CHANGE IN USE
P20-20, SITE PLAN APPROVAL/# P20-205
DATE: 2/5/21 REV. _____

CONDITIONS OF APPROVAL (ADDITIONAL CONDITIONS/RECOMMENDATIONS ARE ATTACHED:

- 1. Contact Building Department for permits and/or before occupying building.
- 2. Contact Fire Department to insure all fire codes are set.
- 3. Sign permits are required for wall and free standing signs (application attached)

[Signature]
Leasee's signature

RICHARD BOUE
Print leasee's name

96 LAKEVIEW AVE HAMDEN, CT 06514
Leasee's address

203-996-4213
Leasee's phone number

email - RKEY@AUTOMOTIVATEDCT.COM

[Signature]
Owner's signature

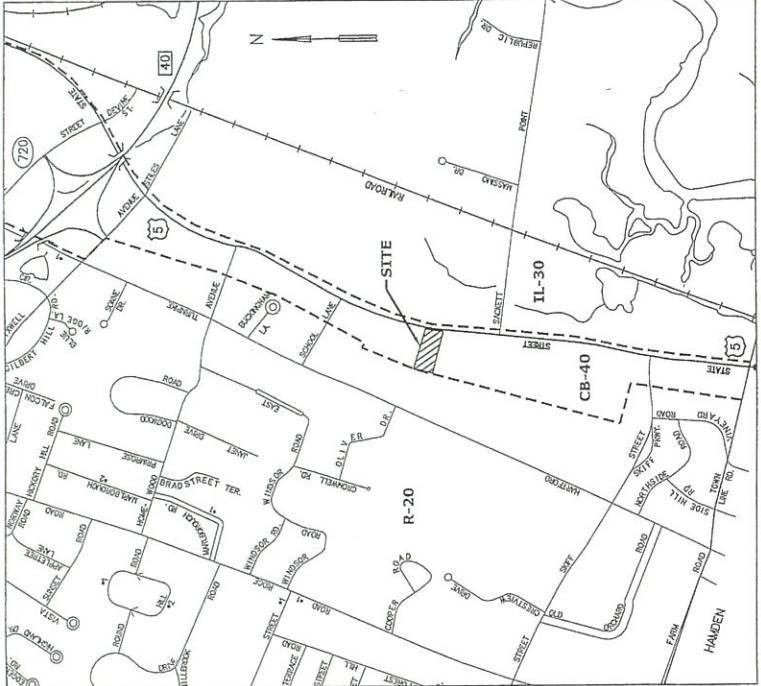
336 STATE ST, LLC
Print owner's name

42 STATE ST, LLC
Owner's address

2039967320
Owner's phone number

email - MICHAEL@DONMARDEVELOPMENTS.COM

ZONING ENFORCEMENT OFFICER DATE



LOCATION MAP
Scale: 1" = 800'

PARKING REQUIREMENTS		ZONE CB-40	
OFFICE SPACE (1 SPACE / 250 SF)	10,175 SF / 250 SF = 41 SPACES	REQUIRED	PROVIDED
VIRTUAL GOLF SPACE (MAX OCCUPANTS AT ONE TIME)	6 ROOMS W/ 4 PPL MAX + 8 BAR SEATS + 3 EMPLOYEES = 35 SPACES	40,000 SF	64,680 SF
STORAGE SPACE (1 SPACE / 1,500 SF)	3,000 SF / 1,500 SF = 2 SPACES	150'	> 150'
HANDICAPPED PARKING (3 PER 51 TO 75 SPACES & 1 PER 76 TO 100 SPACES)	2 OR 3 HCAP SPACES & 1 VAN ACCESSIBLE HCAP SPACE	50'	63.9'
TOTAL REQUIRED =	78 SPACES (INC. 4 HCAP SPACES)	20'	9.5' (Existing)
TOTAL PROVIDED =	74 SPACES (INC. 2 HCAP SPACES & 1 VAN ACCESSIBLE HCAP SPACE)	MIN. REAR YARD	98'
		MAX BLDG COVERAGE	20% (Existing)

- NOTES:**
- TOPOGRAPHIC SURVEY IS BASED UPON A PLAN ENTITLED "PROPERTY OF 'SAMUEL KREIGER', 336 STATE STREET, NORTH HAVEN, CONNECTICUT", DATED MARCH 1, 1991, PREPARED BY GODFREY-HOFFMAN ASSOCIATES. MAPPING AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984.
 - THE SURVEY INFORMATION HAS BEEN UPDATED BASED ON RECENT FIELD MEASUREMENTS AND VISUAL OBSERVATIONS INCLUDING RECENT DEMOLITION OF AN INDEPENDENT STRUCTURE, LOADING DOCK AND SHED AT THE REAR OF THE FACILITY.
 - CONTOURS AND ELEVATIONS HAVE BEEN GENERATED UTILIZING TOWN GIS AND VERTICAL DATA MEASURED ON SITE.
 - ADDITIONAL INFORMATION HAS BEEN COMPILED FROM TOWN ASSESSOR RECORDS, AS DETAILED IN MAP GEO AND LAST UPDATED IN NOVEMBER 2018.
 - REFERENCE MAPS AS IDENTIFIED ON THE ORIGINAL TOPOGRAPHIC SURVEY INCLUDE:
 "JOSEPH & HELEN YATES", BY: A.M. WELLINGTON DATED SEPT. 30, 1972
 "RIGHT OF WAY MAP 100-21, BY: THE CONNECTICUT HIGHWAY DEPARTMENT, DATED SEPT. 1987
 "THE PROPERTY IS SUBJECT TO A GRANT TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY IN VOL. 228 PAGE 355, DATED JAN. 4, 1897."
 THERE SHALL BE NO OUTDOOR STORAGE ON THE PROPERTY.
 - ALL LANDSCAPED ISLANDS HAVE A MINIMUM WIDTH OF 8 FEET.
 - TREES SHALL BE OAKME CHERRY (CHERRY TREE) OR APPROVED EQUAL EXACT TREE TYPE PER LOCATION.
 - SHALL BE DETERMINED IN THE FIELD BASED UPON ADAPTED PLANT TYPES AND AVAILABILITY.
 - ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE APPLICABLE SECTIONS OF STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 818 AND ITS LATEST SUPPLEMENTS, AND THE TOWN OF NORTH HAVEN STANDARDS AND SPECIFICATIONS, WHERE APPLICABLE.
 - THE ENCROACHMENT PERMITTEE SHALL CONTACT MR. VINCENT HANCHURUCK, DEPARTMENT'S DISTRICT SURVEY UNIT, AT 203-389-3112 OR VINCENT.HANCHURUCK@CT.GOV PRIOR TO ANY CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY.
 - IF ANY CTDOT BOUNDARY/SURVEY MARKERS GET DISTURBED OR DAMAGED DURING CONSTRUCTION, THE DEPARTMENT WILL FURNISH NEW MONUMENTS, WHICH THE PERMITTEE WILL BE REQUIRED TO INSTALL AT THE DIRECTION OF THE DISTRICT 3 SURVEY UNIT AND ACCORDING TO CTDOT SPECIFICATIONS.
 - LEACHING CHAMBERS SHALL BE INSPECTED ONCE PER YEAR AND CLEANED, AS NECESSARY. DEBRIS AND SEDIMENT SHALL BE REMOVED, AS NECESSARY, TO ENSURE ADEQUATE FILTRATION IN THE INSTALLED CRUSHED STONE BASE AND EXISTING SAND SUBGRADE. METHOD OF CLEANING DEBRIS MAY BE JETTING OR OTHER APPROVED METHODS THAT SATISFY CONFINED SPACE ENTRANCE REQUIREMENTS.

FINAL SUBMISSION TO TOWN

PLAN REVISIONS	DESCRIPTION	DATE
REV. 5TH DRN LEACHING CHAMBERS		OCT. 28, 2020
REV. STOP SIGN LOCATION		NOV. 5, 2020
CTDOT NOTES ADDED		NOV. 5, 2020
CTDOT STD SIGN POST DETAILS ADDED		NOV. 5, 2020
REMOVED HCAP RAMPS AT FACE OF BLDG; SDWK & ENTRY FLUSH W/ PAVT.		DEC. 1, 2020
REV. PARKING SPACE INFO; LEACHING CHAMBER MAINTENANCE NOTES		FEB. 5, 2020

RECEIVED
MAR 09 2021
Town of North Haven
BUILDING DEPARTMENT

#P20-205
#P20-20 BAND-#3500.00
approved 4/24/20: EX. 9/1/19
COMMISSION
NORTH HAVEN PLANNING & ZONING
OFFICER



I HEREBY DECLARE THIS PLAN IS SOLELY INTENDED FOR THE PARTIAL CHANGE IN USE OF THE BUILDING LOCATED ON THE SUBJECT PROPERTY, IN ACCORDANCE WITH THE INFORMATION ON THIS PLAN IS SUBSTANTIALLY ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES, AS ANY MODIFICATIONS TO THE SUBJECT PROPERTY ARE AT THE SOLE DISCRETION OF THE OWNER. THE ENGINEER HAS NO RESPONSIBILITY FOR THE EXISTING SITE CONDITIONS AND DIMENSIONS AND INFORMATION PROVIDED BY OTHERS.

336 STATE STREET
NORTH HAVEN, CT

TITLE: PROPOSED PARTIAL CHANGE IN USE
(#P20-20, SITE PLAN APPROVAL)
(#P20-205, SPECIAL PERMIT/
CERTIFICATE OF LOCATION)

OWNER: 336 STATE STREET, LLC
OWNER'S ADDRESS: 42 STATE STREET,
NORTH HAVEN, CT

APPLICANT & ENGINEER: PAUL DESTEFANO
APPLICANT'S ADDRESS: 6 WINDSOR ROAD EAST,
NORTH HAVEN, CT

DATE: FEBRUARY 5, 2021

DRAWING NAME: PROPOSED SITE PLAN