

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

Tel. (203) 239-5321

Fax (203) 234-2130

November 20, 2000

Mr. Stephen Longobardi
Candid Communications of North Haven, II LLC
110 Washington Avenue
North Haven, CT 06473

Re: #P2000-44 Special Permit application, (as authorized by Section 3A.6.), of Candid Communications of North Haven, II LLC, relative to 120 Universal Drive South, (Map 11, Route 1). Plan Entitled: Candid Communications, LLC, Multi-User Wireless Communications Facility, North Haven Tower Site, Universal Drive, North Haven, Connecticut, Prepared By URS Greiner Woodward Clyde A-E-S, Dated 9-8-00, Rev. 11-1-00 Scale 1" = 30'. IL-30 Zoning District.

Dear Mr. Longobardi:

Please be advised that during the deliberation session of the Planning & Zoning Commission meeting held on Monday, November 13, 2000, the Commission unanimously voted to approve the above referenced application subject to the following conditions:

1. Submit three (3) revised plans which include:
 - a.) Revised plans must address/include all comments and conditions of this approval and the related Site Plan approval #P2000-45.
 - b.) Live certification.

In accordance with the Connecticut State Statutes, Section 8-3d, the Special Permit is not effective until a certified copy of the Commission's decision has been recorded on the Land Records, at the owner's expense. Accordingly, you must record this certified decision letter at the Town Clerk's Office, 18 Church Street, North Haven, CT. Immediately after filing with the Town Clerk, please submit a copy of the decision letter, stamped as recorded, to the Land Use Office, for our permanent record.

#P2000-44

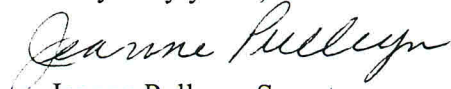
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Please note that one (1) set of revised drawings should be submitted for review after all outstanding issues (conditions of approval as set forth above), are adequately addressed. If there are any questions relative to the conditions of approval, please call the Town prior to submitting the revised plans. This will avoid costly and time consuming revisions and reviews, therefore expediting the process for you as the applicant.

This approval is subject to compliance with any and all Zoning Regulations of the Town of North Haven.

You may not proceed with this approval until you have received a signed plan from the Land Use Office.

Very truly yours,



Jeanne Pulleyn, Secretary
Planning & Zoning Commission

JP/ts

cc: First Selectman

Engineering Dept.

Building Dept.

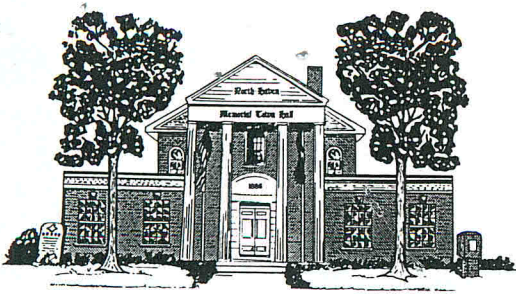
CERTIFIED MAIL R/R

RECEIVED AND FILED
TOWN CLERKS OFFICE
NORTH HAVEN, CONN.

MAR 20 2001 @ 1:15 PM



TOWN CLERK



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO: PLANNING & ZONING COMMISSION

Tel. (203) 239-5321
Fax (203) 234-2130

November 20, 2000

Mr. Stephen Longobardi
Candid Communications of North Haven, II LLC
110 Washington Avenue
North Haven, CT 06473

Re: #P2000-45 Site Plan application of Candid Communications of North Haven, II LLC, relative to 120 Universal Drive South, (Map 11, Route 1). Plan Entitled: Candid Communications, LLC, Multi-User Wireless Communications Facility, North Haven Tower Site, Universal Drive, North Haven, Connecticut, Prepared By URS Greiner Woodward Clyde A-E-S, Dated 9-8-00, Rev. 11-1-00 Scale 1" = 30'. IL-30 Zoning District.

Dear Mr. Longobardi:

Please be advised that during the deliberation session of the Planning & Zoning Commission meeting held on Monday, November 13, 2000, the Commission unanimously voted to approve the above referenced application subject to the following conditions:

1. Submit eight (8) revised plans which include:
 - a.) The zoning table must reference the following:

Minimum lot area (sq ft)	30,000 (req'd column),	130,929 (existing column)
Minimum lot width (ft.)	100 (req'd column)	
Building height	12' (proposed column)	
Minimum side yard setback	30' (existing column),	52' (proposed column)
Minimum rear yard setback	27' (existing column)	
Minimum side yard tower setback	90' (proposed column)	
 - b.) Plans must be numbered to indicate a submission set of 5 sheets (1 of 5 through 5 of 5).
 - c.) The boundary/survey plan must be referenced in the sheet index on Sheet T-1.
 - d.) Provide all the information required by Section 3A.6. (b) (1) (iii) and (xi).
 - e.) Siltation control must be provided along the rear property line.
 - f.) The remaining access drive off the rear of the existing building must be marked as a fire lane.

- g.) The proposed parking area must be permanently marked with signage and curbing/islands so that the area does not remain open for use as spillover storage of vehicles, etc.
 - h.) Limits of green (lawn or non-impervious) areas need to be more clearly indicated. Note, said areas must be protected by curbing.
 - i.) The relocated scrap metal recycle dumpster must include respective enclosure and island protection with landscaping.
 - j.) Curbing and grass/landscaped areas along the rear property line must be provided in order to discourage continuance of unapproved outside storage activities.
2. The property owner and/or applicant must remove all outside storage (several trailer bodies, steel hoist, debris) located at the west side of the property as well as on the railroad property. All outside storage must be removed from the site. No building permit will be issued until the cleanup of this area occurs.
 3. Proposed contours and/or spot elevations must be provided.
 4. Parking spaces must be line striped.
 5. Proposed fencing must be reviewed by the Zoning Enforcement Officer prior to installation to insure zoning compliance.
 6. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
 7. The property owner must maintain (repair/replace when necessary) the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.
 8. Submit an as-built prior to bond release.
 9. Submit a bond in the amount of \$15,000.00 (forms are enclosed). Note, two separate bonds (for \$10,000.00 and \$5,000.00) are recommended, considering that the \$5,000.00 amount covering the required site cleanup work can be released prior to issuance of a building permit, contingent on completion and acceptance of said cleanup.

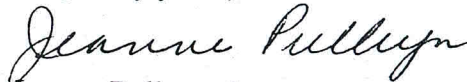
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Please note that one (1) set of revised drawings should be submitted for review after all outstanding issues (conditions of approval as set forth above), are adequately addressed. If there are any questions relative to the conditions of approval, please call the Town prior to submitting the revised plans. This will avoid costly and time consuming revisions and reviews, therefore expediting the process for you as the applicant.

This approval is subject to compliance with any and all Zoning Regulations of the Town of North Haven.

You may not proceed with this approval until you have received a signed plan from the Land Use Office.

Very truly yours,



Jeanne Pulleyn, Secretary
Planning & Zoning Commission

JP/ts

cc: First Selectman
Engineering Dept.
Building Dept.

CERTIFIED MAIL R/R

Enclosures