



Site Plan # _____
 Date of Filing _____
 Fee _____
 Date Paid _____
 Receipt # _____

TOWN OF HAMDEN
APPLICATION TO AMEND SITE PLAN NO. 16-1297/WS

() MINOR Amendment to approved Site Plan may be approved by the Town Planner or the Commission pursuant to Section 720.10 of the Hamden Zoning Regulations.
 FEE \$160 (subject to change)

(X) MAJOR Amendment to approved Site Plan necessitated by site conditions or by a change in circumstances, or which are deemed to be in the public interest shall be made in the same manner as the original application, pursuant to Section 720.10 of the Hamden Zoning Regulations.

FEE \$210 (subject to change)

Eighty-Two Ninety-Two Crestway, LLC

Applicant c/o Parrett, Porto, Parese & Colwell, P.C. Telephone 203-281-2700
 (Name)

Address 2319 Whitney Ave., Suite 1D, Hamden, CT 06518
 (Street No.) (Zip Code)

Email Address of Primary Contact: Joseph M. Porto: jporto@pppclaw.com

Applicant's Signature  Date _____

Property Owner(s)

(If title is held in partnership a sworn statement disclosing the identification of equitable owners is required.)

Name	Mailing Address (include zip code)	Telephone No.
Eighty-Two Ninety-Two Crestway, LLC	86 Fitch St., New Haven, CT 06515	203-397-8733
_____	_____	_____
_____	_____	_____

Site Location 82-92 Crestway

Total No. of Acres 3.19 Zone M Spring Glen Village District
 Newhall Design District

Pertinent Section(s) of Zoning Regulations 720.10

Description of Amendment

See attached.

Statement of Use

82-92 Crest Way – Amendment to Existing Site Plan

The applicant, Eighty Two Ninety Two Crest Way, LLC owns the property located at 82 Crest Way. The subject property is approximately 3.18 acres (138,833 sq ft) in size and falls in a manufacturing zone. Based upon information and belief, prior to the time the applicant purchased the property, it was undeveloped and littered with piles of miscellaneous vegetative debris.

On February 28, 2017, this Commission granted special permit and site plan approval to the applicant to operate his landscaping business and for outdoor storage. In January, 2018, the applicant was granted a building permit. It is not clear why a building permit issued prior to a zoning permit. What is clear is that the out of sequence permitting set in motion a series of events that now requires the applicant to seek a modification to the originally approved site plan.

In the process of clearing pre-existing debris and completing site work, a significant amount of material was placed beyond the limit of the applicant's property on the Eastern boundary and migrated down the slope onto 785 and 925 Sherman Avenue. The applicant has filed a separate remediation plan and is seeking the necessary permits to remove the material and restore the slope.

With regard to the instant amendment to the site plan, site work performed to date has changed, in modest form, the existing topography of the site in that the site has been raised, on average, approximately 12 inches. The building that was part of the original site plan has been constructed in the location specified in the original plan. Similarly, the detention basin has been constructed in the designated location on the original plan and will soon tie into the sewer line.

The proposed amendments to the existing plan include: noting the change in topography of the site, a slight change to the positioning of the mafia block bins located to the North, fencing to screen the

storage area along the western side, a change of up to 30 feet in a westerly direction of the edge of the slope on the Western edge, a rockfall catchment area at the base of the slope on the Western edge, elimination of the loading zone in front of the building, removal of curbing on the North and Eastern side of the detention basin, all site lighting except for lighting on the building has been removed and the parking area will utilize milling instead of bituminous pavement. The applicant will also implement the recommendations made in the letter dated June 27, 2020 from REMA Ecological Service, LLC.

Like most landscaping businesses, the applicant's business goes through seasonal fluctuations. In the Spring and Summer, the applicant will have up to twenty (20) employees engaged in yard maintenance contracts, tree cutting, wood processing and mulching. Part of the applicant's business involves processing wood from felled trees into fire wood and mulch for whole sale. The applicant also has snow plowing contracts in the winter.

When wood from a tree job is brought to the site, it will be stacked and stored in bin number four (4). Cord wood will also be stacked and stored in bin number four (4). Chips produced from a tree job will be stored in bin number one (1). Bins numbered two and three (2 & 3) will contain dyed wood chips. Wood is not chipped on site. Rather, natural chips recovered from off-site tree jobs are run through a machine that dyes the chips. The dyed chips are then stored in the designated bins. The bins are constructed from concrete masonry blocks. The bins walls will be four and a half (4 1/2) feet in height. All bins will be set on bituminous millings. The square footage of each bin is called out on the revised site plan

Wood will be cut and split on site. Wood is cut by chain saws and split with hydraulic splitters. The cutting, splitting and dyeing of chips will be performed in the area immediately adjacent to bin number four. The cord wood is transported off site by filling metal containers and hauled by hook trucks. The metal containers will be kept on 72 Crest Way which is also owned by the applicant. The

one hundred sixty-five (165) feet of Evergreen trees planted ten feet on center to the North of the site will serve as both a vegetative screen and sound attenuator. Operation of outdoor equipment associated with cutting and splitting of wood and drying of wood chips will be limited to 8:00am to 4:00pm Monday through Saturday.

The vehicles that will be stored on site include:

- 2 chip trucks;
- 3 wood chippers (to be stored inside);
- 1 box truck;
- 2 dump trucks;
- 1 flatbed truck;
- 18 ft trailer;
- 16 ft trailer;
- Log truck;
- 2 excavators;
- 2-wheel loaders.

It should be noted that many of the company's trucks go out daily and are often left at job sites if the job is a multiple day job. All equipment and vehicles will be in operable condition. All vehicles will be parked in designated parking stalls. All employee vehicles will also be parked in designated parking stalls.

William Gonzalez & Maria E. Silva
& Survivor
80 Nutmeg Hill Road
Hamden, CT 06514

Robert J. Percopo, Sr. & Lynn A.
Boudreau
74 Nutmeg Hill Road
Hamden, CT 06514

Daniel J. & Helen Lion
68 Nutmeg Hill Road
Hamden, CT 06514

Courtney & Hunter Kosher
64 Nutmeg Hill Road
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Tudor House Furniture Co., Inc.
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Nine Twenty Five Sherman, LLC
925 Sherman Avenue
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Cube HHF Northeast CT, LLC
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Eighty Two Ninety Two Crestway
82 Crest Way
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Eighty Two Ninety Two Crestway
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New Haven, CT 06515

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52 Crest Way
Hamden, CT 06518

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Town of Hamden

Geographic Information System (GIS)



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