

INDUSTRIAL BUILDING FOR LEASE

349 Sackett Point Road, North Haven CT



To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
silvester@vidalwettenstein.com

To arrange a tour contact:
Scott Zakos 203-226-7101 Ext 4
scott@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

349 Sackett Point Road, North Haven CT



PROPERTY DETAILS

Building Area: 3,280± SF

Land Area: 1.50 acre

Zoning: IG80

Age: 1965

Parking: Abundant

Overhead doors: (2 in front & 1 back)

Ceiling Height: 16' ft

Gas: Yes

Water/ Sewer: City

Asking Rent: \$7,000+ NNN

- Convenient to I-91 & Merritt Parkway
- Traffic count approx. 10,000 cars per day
- Superb visibility on Sackett Point Road

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SIOR Individual Members
Society of Industrial & Office Realtors

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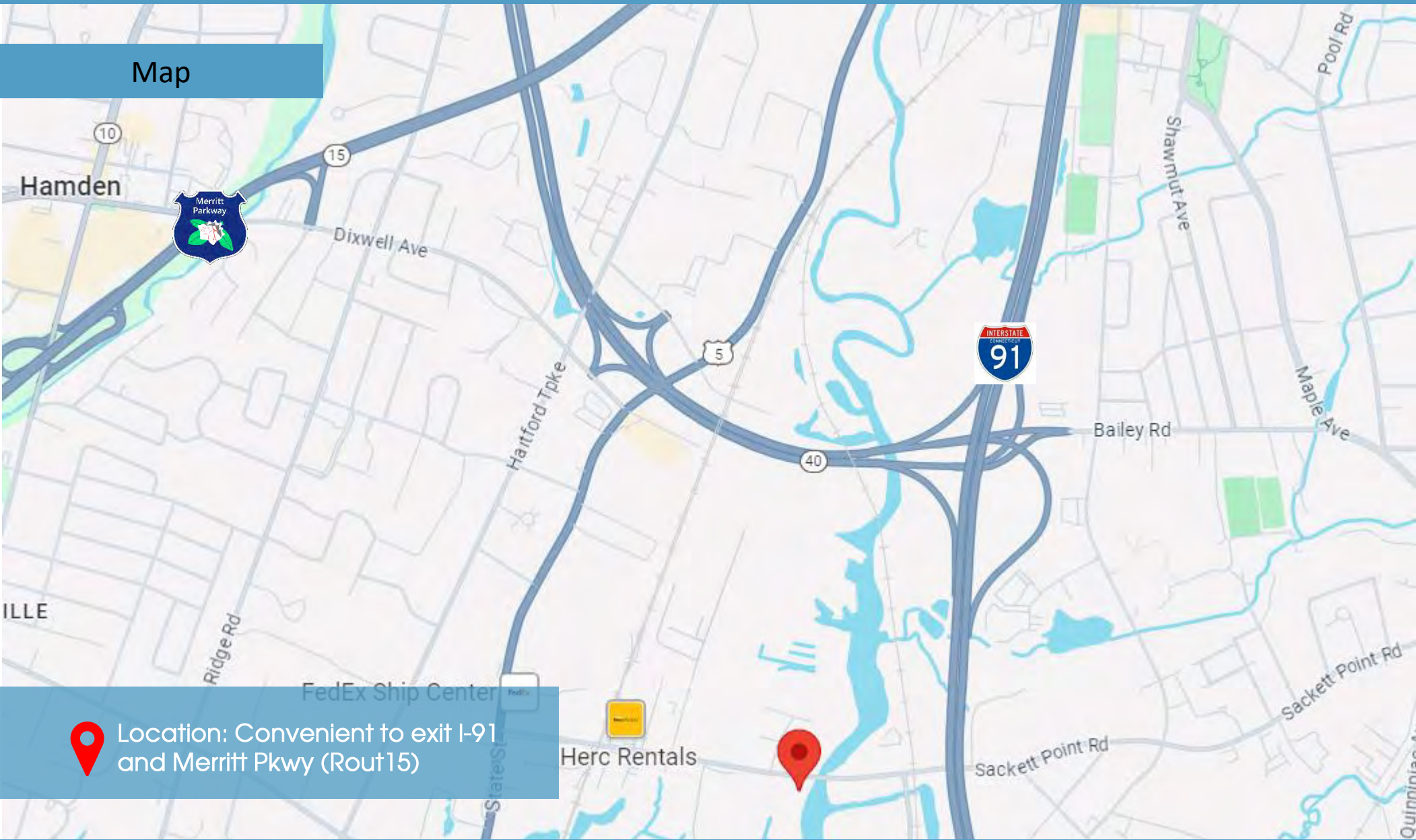


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349 Sackett Point Road, North Haven CT

Map



Location: Convenient to exit I-91
and Merritt Pkwy (Route 15)



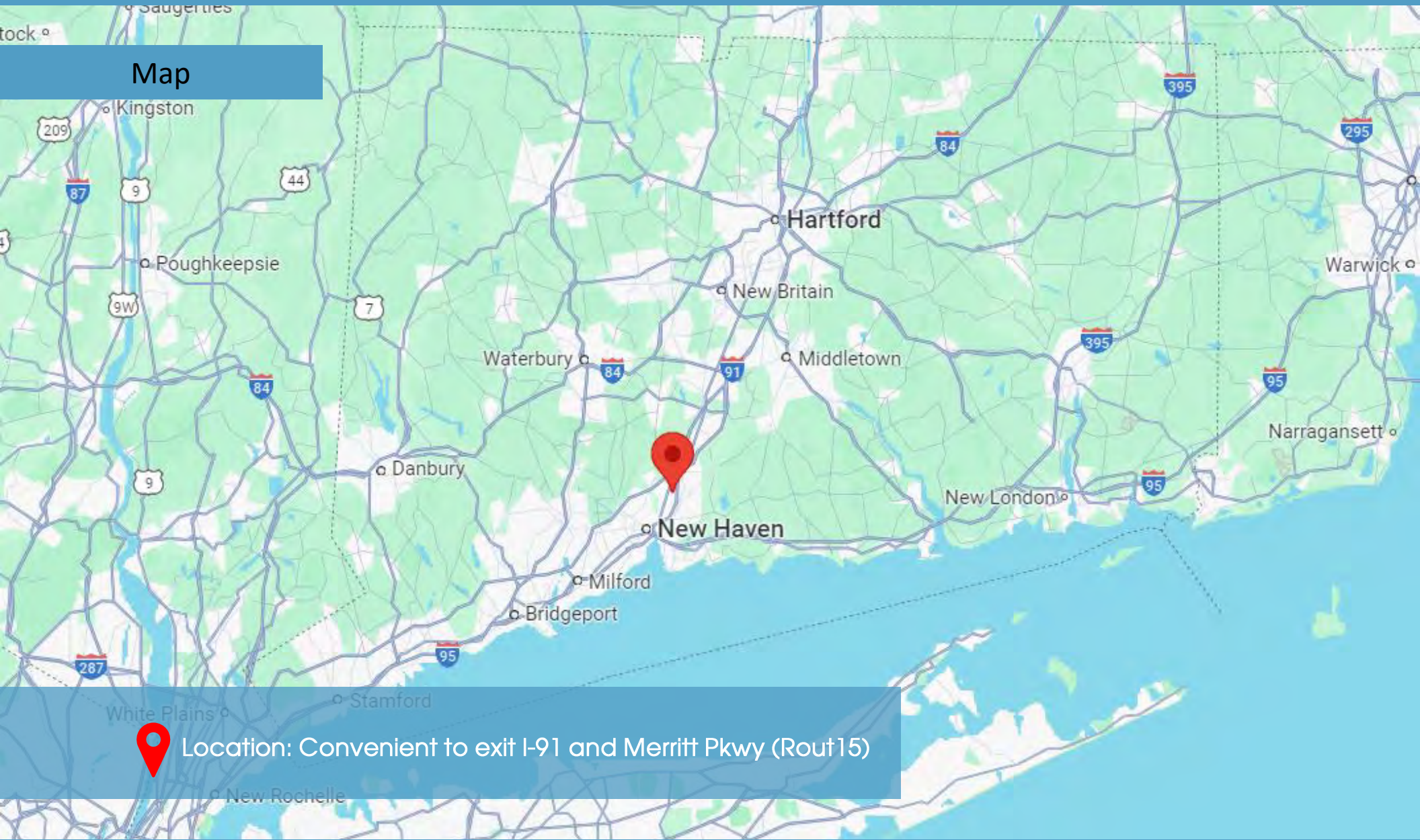
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349 Sackett Point Road, North Haven CT



Location: Convenient to exit I-91 and Merritt Pkwy (Rout15)



VIDAL/WETTENSTEIN, LLC



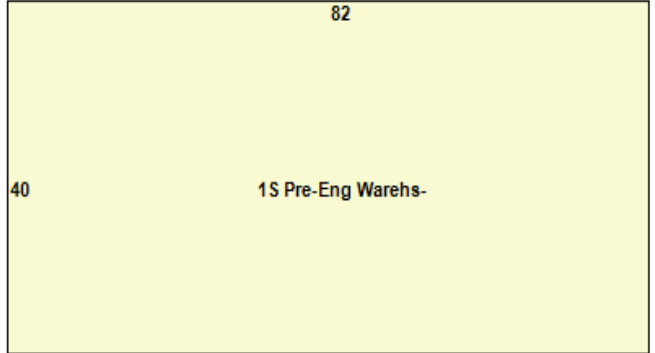
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Location:		349 SACKETT PT RD			Map Id:	035 014		Zone:	IG80		Date Printed:	5/2/2023		
					Neighborhood:	C200				Last Update:	5/2/2023			
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price		
MITCHELL CORPORATION					0492/0201	4/30/1996					No	0		
349 SACKETT PT RD, NORTH HAVEN, CT 06473								Exempt						
Prior Owner History														
ORSINI JOHN L & ANDREW H FORTE					0377/1157	2/5/1988					No	0		
ARCANGELO CHARLES V					0242/0270	12/17/1968					No	0		
Permit Number	Date	Permit Description												
B-22-192	4/8/2022	REPLACE ROOF. SIDING. GUTTERS. OVERHEAD DOORS. MAIN DOORS AND WINDOWS (EXTERIOR OF STRUCTURE ONLY)												
Supplemental Data													Appraised Value	
Census/Tract	1671				VisionPID	8834				Total Land Value		200,000		
Dev Map ID					Street Description				Total Building Value		45,723			
GIS ID					School District				Total Outbldg Value		0			
Route					Mobile Home Park				Total Market Value		245,723			
District					490 App Date									
Utilities														
Acres						State Item Codes								
Land Type	Acres	490	Total Value			Code	Quantity		Value					
Primary Site	1.50	0.00	200,000			21-Commercial Land	1.50		140,000					
						32-Industrial Building	1.00		32,010					
Total	1.5000	0.00	200,000											
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals								
	2023	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value			
Land	140,000	140,000	140,000	140,000	140,000									
Building	32,010	32,010	32,010	32,010	32,010									
Outbuilding	0	0	0	0	0									
Total	172,010	172,010	172,010	172,010	172,010				Totals	0.00	0			
						Application Date:		Expiration Date:						
Comments														
10/22/2018	FORMER SITE OF CHUCK AND EDDIES													

Unique ID: 252172

North Haven

Location:	349 SACKETT PT RD	Unit	
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Commercial Building Description		Description	Area/Qty
Building Use	Industrial	Base Value	3280
Class	Steel		
Overall Condition	Poor		
Construction Quality	C		
Stories	1.00		
Year Built	1965		
Remodel			
Percent Complete	100		
GLA	3280		

Basement

Basement Area	0
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HVAC

Heating Type	
Fuel Type	Natural Gas
Cooling Type	None

Attached Component Computations

Type	Yr Bilt	Area/Qty

Interior

Floors	Concrete
Walls	
Wall Height	

Exterior

Exterior Walls	
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Roof Type	
Roof Cover	Gable

Special Features

OH Doors Steel	336
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Detached Component Computations

Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty



Property Information

Property ID 35/14
Location 349 SACKETT PT RD
Owner MITCHELL CORPORATION



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of North Haven, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2022
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SECTION 5.2 GENERAL INDUSTRIAL IG DISTRICTS

5.2.1 Uses Permitted in General Industrial IG Districts

No use shall be permitted in any General Industrial District except one listed in this Section 5.2.1.

5.2.1.1 Restaurants, only as part of an industrial complex.

5.2.1.2 Police stations, firehouses, municipal service buildings.

5.2.1.3 Public utility building, including service yard.

5.2.1.4 Electric generating station.

5.2.1.5 Newspaper establishments and printing, photo-engraving and book-binding.

5.2.1.6 Public garages including repairs, except body work.

5.2.1.7 Public parking areas.

5.2.1.8 Storage, sale and repair of heavy contractor's equipment when specifically approved by the Planning & Zoning Commission after a Public Hearing, subject to such conditions as said Commission may establish; and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, to the proposed site planning & landscaping, to the conditions affecting traffic safety, aesthetics, the standards set forth in the Purpose Clause of these Regulations, and to any and all other standards provided in these Regulations, but nothing herein shall be construed to permit the junking, wrecking, stripping, partial or total demolition, or reprocessing of such motor vehicles on said premises unless permitted pursuant to Section 5.2.1.55.

5.2.1.9 Indoor tennis courts with locker and lounge facilities and indoor baseball training facility with locker and lounge facilities.

5.2.1.10 Research laboratories.

5.2.1.11 Storage warehouses, cold storage and ice manufacturer.

5.2.1.12 Wholesale distribution and trucking terminals, including the operation of truck renting and leasing; wholesale produce and wholesale meat markets.

5.2.1.13 Monument and stone cutting works.

5.2.1.14 Machine tools, lumber and building materials storage and sales.

5.2.1.15 Manufacturer of optical goods, business machines, precision instruments, surgical and dental instruments.

- 5.2.1.16** Motion picture production.
- 5.2.1.17** Manufacture, compounding, processing, packaging or treatment of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet supplies and food products excluding fish, meat, sauerkraut and vinegar and also excluding the rendering or refining of fats and oils.
- 5.2.1.18** Assembling or treatment of articles from the following previously prepared materials: bone, cellophane, canvas, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious metals or stones, shells, textiles, tobacco, wood, yarns.
- 5.2.1.19** Carpentry, woodworking, millwork manufacture and upholstery shops.
- 5.2.1.20** Outside wood cutting, splitting and stockpiling of logs for firewood.
- 5.2.1.21** Fabrication and installation of glass.
- 5.2.1.22** Laundry, cleaning and dyeing establishment and rug cleaning.
- 5.2.1.23** Metal finishing, plating, grinding, polishing, cleaning and rustproofing, stamping and extrusion of small products.
- 5.2.1.24** Light metal fabrication, sheet metal work.
- 5.2.1.25** Machine shop, blacksmith shop, manufacture of light machinery.
- 5.2.1.26** Manufacture of electrical and electronic equipment, electric wire and cable.
- 5.2.1.27** Assembly only, not manufacturing of electronic and electro-mechanical systems and devices including circuit boards, wiring harness, cable assemblies and small sub-assemblies of electrical and electro-mechanical systems with Planning & Zoning Commission approval, subject to such conditions as the Commission may establish. In addition, no exterior emissions of waste products associated with the assembly process are allowed.
- 5.2.1.28** Tool and die making, including incidental casting.
- 5.2.1.29** Manufacture of ceramic products such as porcelain and pottery.
- 5.2.1.30** Manufacture of silverware and similar products.
- 5.2.1.31** Manufacture and assembly of toys, sporting goods, musical instruments, clocks and watches.
- 5.2.1.32** Brewery and distillery of beverages.

- 5.2.1.33 Textile spinning, weaving, manufacturing, dyeing, printing and processing.
- 5.2.1.34 Steel fabrication, manufacture of heavy machinery.
- 5.2.1.35 Foundry and rolling mill
- 5.2.1.36 Manufacture of bricks, tile and terra cotta and cement products.
- 5.2.1.37 Bulk storage of cement, concrete mixing plants.
- 5.2.1.38 Manufacture of pulp, paper, paperboard, wall board and similar products.
- 5.2.1.39 Manufacture of felt.
- 5.2.1.40 Smelting and refining of precious metals.
- 5.2.1.41 Manufacture of paints, varnishes, lacquers and printing inks.
- 5.2.1.42 Vinegar and sauerkraut manufacture, meat and fish processing and packing, excluding rendering of fats or animal products.
- 5.2.1.43 Manufacture of synthetics and plastics.
- 5.2.1.44 Manufacture of insecticides, fungicides, disinfectants, detergents and similar industrial and household chemical products and inorganic fertilizers.
- 5.2.1.45 Manufacture of glass
- 5.2.1.46 Rag and bag cleaning
- 5.2.1.47 Wholesale distribution of petroleum products including storage in underground tanks or in tanks above ground not exceeding 10,000 gallons capacity.
- 5.2.1.48 With approval of Board of Appeals, and with prescribed safety measures, wholesale distribution of petroleum products, Including storage in tanks greater than 10,000 gallons.
- 5.2.1.49 Manufacture, treatment and storage of asphalt products.
- 5.2.1.50 Railroad yards.
- 5.2.1.51 Airports, landing strips for airplanes helicopters.*
- 5.2.1.52 Scrap iron, scrap steel and nonferrous scrap yards when specifically approved by the Planning and Zoning Commission after a public bearing; subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future uses in the vicinity, to the proposed site planning

and landscaping to the conditions affecting traffic safety and to other standards provided in these regulations.

5.2.1.53 Scrap Yard/Automobile Junk Yard Dealer

5.2.1.53.1 Notwithstanding the provisions of 5.2.1.56, the Planning and Zoning Commission, may after a public hearing, grant a certificate of approval of location, Special Permit, to such presently existing scrap yard as required by Section 14-67i of the Connecticut General State Statutes and amended thereto, provided that all such dismantling and the drainage of all oil, gas or other liquids shall be performed totally within a building located on such scrap yard premises, which building shall be no closer than 500 feet from any public street, and provided further that there shall be no sale of parts of motor vehicles in considering said application, the Planning and Zoning Commission shall take into account the health, safety and general welfare of the public, the affect of the proposed use on present and future uses in the vicinity to conditions affecting traffic, safety, and all other standards set forth in Section 14-67k of the Connecticut General Statutes and amendments thereto. All applications for this special permit shall be accompanied by a site plan.

5.2.1.54 Manufacture of, production of, processing or bottling or cylinderizing gases when specifically approved by the Planning and Zoning Commission after a public hearing; notice of which shall be published in the form of a legal advertisement appearing in a newspaper having substantial circulation in North Haven at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days, before the public hearing. The Commission shall grant such use if it finds the proposed use and its location will not be detrimental to present or future uses in the vicinity, that the proposed use will be in accordance with accepted standards for the industry and in accordance with applicable State standards and that the use as proposed will not create a safety hazard to surrounding properties and uses.

5.2.1.55 Motor vehicle recycling facility when specifically approved by the Planning & Zoning Commission, after a public hearing, in conjunction with certificate of approval of location (as required by the Connecticut General Statutes).

5.2.1.55.1 Said motor vehicle recycling facility shall be situated on a lot or parcel of land consisting of no less than fifteen (15) acres with at least 70% of the total acreage of the parcel being usable land for construction or maintenance of buildings and/or outside storage and with a building or buildings having an aggregate area of no less than 40,000 square feet or 400,000 cubic feet in volume.

5.2.1.55.2 Dismantling of all auto parts other than the frame or body and the draining of all oil, gas or other liquids shall be performed within said building or buildings and the parts so removed shall be stored within said building or buildings. After all the above dismantling has been performed

within the building or buildings, said motor vehicles shall be stored in orderly rows on said lot, shall not be stored to a height exceeding eight (8) feet and each motor vehicle so stored shall have adequate accessibility for removal of the individual vehicle or parts of said vehicle.

5.2.1.55.3 In considering said application, the Planning & Zoning Commission shall take into account the health, safety and general welfare of the public, to the conditions affecting traffic safety and to other standards set forth in the Connecticut General Statutes.

5.2.1.56 Elderly housing units specifically designed for the needs of an elderly person or persons and conforming to the requirements of a State of Connecticut or Federal Government program providing for housing for the elderly, or such individually owned elderly housing units specifically designed for and restricted to residency by the elderly, when specifically approved by the Planning & Zoning Commission after a public hearing (subject to such conditions as said Commission may establish, giving considerations to the site and adjacent uses and neighbors, to the proposed site planning and landscaping including buffers, to the accessibility, of public transportation, to the close proximity of churches, medical facilities and other commercial and recreational activities essential to meet the needs of the elderly). The site shall be served by public sewers and water. Such site shall be located in a mixed use Commercial or Light Industrial District (considered by the Commission to be a transitional area).

5.2.1.56.1 In lieu of the bulk standards in Section 5.2.2, the following standards shall apply:

Minimum Lot Area, in sq.ft.	120,000
Minimum Lot Width, Ft.	100
Minimum Front Yard, ft.	50
Minimum Rear Yard, ft.	40
Minimum Side Yard, Each, feet	15*
Maximum Building Coverage, % including accessory buildings	20
Maximum Height, ft.	35
Minimum Area per Dwelling Unit	1,400 s.f.
Minimum Floor Area per Dwelling Unit	500 s.f.

*With an aggregate width of 40 feet.

5.2.1.56.2 No more than 50 units shall be constructed on any one parcel of land. Off-street parking facilities shall be provided as required by Section 8.5; one (1) space for-each dwelling unit and one (1) visitor's space for each

five (5) units.

5.2.1.56.3 Access to the site shall be by a proposed or public street. A site plan must be submitted showing the proposed building location, parking layout, driveway access, landscaping and buffers together with a tabular notation showing compliance with this section and to other standards provided in these regulations.

5.2.1.57 Dump or Landfill owned or operated under the authority of the Town of North Haven (municipal landfill).

5.2.1.57.1 A dump or landfill owned or operated by the Town of North Haven is a specifically permitted use, and all other provisions of the North Haven Town zoning regulations shall not be deemed to regulate, restrict nor apply to this use except:

(1) The landfill shall have a Department of Environmental Protection Solid Waste Permit. All plans and elevations submitted to the Department of Environmental Protection for a permit be submitted to the zoning office for their records and submitted to the Planning & Zoning Commission for guidelines.

(2) Any proposed new municipal landfill shall also, be required to comply with Section 10.2 of these regulations (Coastal Site Plan Review).

(3) The Town of North Haven enter into a verification, procedure to verify all waste brought into and dumped into the municipal landfill generated within the Town. Verification Procedure to be submitted to the Planning & Zoning Commission.

5.2.1.58 Tire Disposal Facility. When specifically approved by the Planning and Zoning Commission after a Public hearing. Subject to such conditions as may be established by the Commission in the interest of land values, public health, welfare and safety and the effect on present and future buildings and dwellings in the vicinity. Approval of such tire disposal facility shall be subject to the following additional requirements:

5.2.1.58.1 The minimum lot area (which may include contiguous property located in another town) shall be no less than 30 acres, and this requirement shall supersede the minimum lot area requirements set forth in Section 5.2.2 hereof:

5.2.1.58.2 The lot on which the facility is to be located must contain an existing pond of not less than 15 acres (which may include contiguous pond area located in another town), within which the tires shall be disposed.

5.2.1.59 Pet Grooming Establishments

5.2.1.60 Billiard Parlors when specifically approved by the Planning and Zoning Commission by Special Permit after a Public Hearing, subject to such conditions as the Commission may establish and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, aesthetics, and any and all standards set forth in these Regulations.

5.2.1.60.1 Billiard Parlors shall not be located within 500 feet from any premises used or reserved to be used for a college, school, church, synagogue, hospital or library and shall not be located within 2,000 feet from the edge of the village green, said green being bounded by Maple, Church, Trumbull and St. John Streets. The distances required in this paragraph shall be measured from the nearest property line of the billiard parlor property to the nearest property line of any property to which the rule applies.

5.2.1.61 Accessory uses customarily incidental to a permitted use.

5.2.1.62 Signs as permitted by Section 3.2.1.8. Signs which are painted on or affixed against and parallel to the wall or windows of the building and which pertain to a business located on the premises, provided that the aggregate area of such sign or signs on any one wall of such building shall not exceed 10 percent of the gross area of such wall. No sign shall be illuminated in such a manner that it may be mistaken for a highway traffic signal and no sign shall be flashing.

5.2.2 Required Lot Area, Width, Yards, Coverage, Height

<u>District</u>	<u>IG-80</u>
Minimum Lot Area, in sq.ft.	80,000
Minimum Lot Width, Ft.	200
Minimum Front Yard, ft.	75
Minimum Rear Yard, ft.	75
Minimum Side Yard, Each, feet	25
Maximum Building Coverage, %	35
Maximum Height, ft.	60

5.2.3 Additional Regulations

5.2.3.1 Approval of Layout: All plans for the development of a lot in any Commercial or Industrial District shall be submitted to the Planning and Zoning Commission for approval before a permit is issued. Such plans shall be prepared in accordance with the provisions of Section 10.1.

5.2.3.2 In an Industrial District where a single use or group of related uses occupies a single lot in excess of 30 acres, the following is permitted:

5.2.3.2.1 The maximum coverage shall be increased to 50%.

5.2.3.2.2 Parking requirements stipulated in Section 8.5.1.2 may be located across a town roadway, provided that not more than 75% of the required parking is so located.

5.2.3.2.3 The following requirements must be met in such cases:

(1) The lot on which such use or uses is located, as well as the lot containing parking, shall not border on any Residential District.

(2) Where parking requirements are located on a lot across a town roadway, requiring pedestrian access across such town roadway, the location, geometry, and safety precautions of such crossing shall be approved by the North Haven Planning and Zoning Commission and North Haven public safety agencies.

(3) The site must adhere to all other conditions and requirements of Section 5.2.2.

5.2.3.3 In Industrial Districts, not more than 75 percent of the area of the required front yard shall be used for driveways as provided or for parking, and the balance shall be suitably landscaped and maintained in good appearance. No portion of such required front yard shall be used for storage or for any purpose except as above provided.

5.2.3.4 Before a permit is issued pursuant to Section 5.2.3.1, a bond consisting of a commercial surety company bond or cash (in the form of a bank passbook) shall be filed with the Planning and Zoning Commission in a form satisfactory to said Commission and in an amount equal to the detailed estimate of cost of construction to complete all median strips, curbing, driveways, parking areas and landscaping as indicated on the final approved site plan. Said bonded work is to be completed within five (5) years of the date of approval of said approved site plan.

5.2.3.5 The lot frontage requirement may be omitted provided that:

5.2.3.5.1 The lot(s) without frontage on a public street shall be served by an easement, recorded in the records of the Town Clerk, which easement shall provide, in the discretion of the Commission, safe and adequate public access to the lot(s). Said easement shall have frontage on a public street that complies with the lot frontage requirement.

5.2.3.5.2 The minimum lot area for the lot and any other lot created by the application of this regulation shall be no less than ten (10) acres.

5.2.3.6 The provisions of Section 8.7.8.1 and 5.2.3.3 pertaining to landscaping in the front yard may be omitted provided that:

5.2.3.6.1 The lot frontage requirement has been omitted by the Commission in accordance with Section 5.2.3.5; and

5.2.3.6.2 The contiguous lot with frontage on a public street shall provide for a continuous strip of landscaped area as set forth in Section 8.7.8.1 not less than 15 feet wide between the street line and the balance of the lot and the average width of that continuous strip shall be at least 30 feet; and

5.2.3.6.3 The combined front yard areas of the lot(s) and the contiguous lot(s) with frontage on a public street shall provide for a total percentage of suitably landscaped areas as required in Section 5.2.3.3; and

5.2.3.6.4 The lot(s) must be used for the same use as and be accessible to the contiguous lot(s) with frontage on a public street.

5.2.3.7 Lots Adjacent to a Railroad: No side or rear yard shall be required in that portion of a lot in a Commercial or Industrial District where such lot is contiguous to a railroad right-of-way. In the case of a lot in a Commercial District which is contiguous to a railroad right-of-way for a distance of not less than 200 feet, the Maximum Building Coverage may be increased to 35 percent for use for warehousing and manufacturing.

5.2.3.8 Lots in Industrial Districts Adjacent to a Limited Access Highway: In the case of a lot in an industrial district, where the lot is immediately adjacent to a limited access highway, including the right-of-way of a ramp or other approach to such limited access highway where there is no right of access to such lot, the lot must comply with all applicable requirements of these Regulations pertaining to area, width, yards, coverage, height and provisions for off-street parking aid for loading and unloading of trucks.

5.2.3.9 Conservation Areas: Wherever in a Commercial or Industrial District the property owner, at the request of the Town, deeds certain property to the Town for conservation purposes, lot, area, width, yard requirements and building coverage shall be those allowed for, the total parcel including the conservation area. The deeding of such property shall in no way remove the obligation to meet other requirements of these regulations, particularly regarding parking and loading and sign control.

5.2.3.10 Special Permit for Pedestrian Bridge Structures: This special permit requires a public hearing before the Planning and Zoning Commission may issue the permit. A pedestrian bridge is an accessory use that is exempt from the set back requirements only where the bridge crosses one lot to another lot to connect two buildings.

The percentage of lot coverage requirements, of Section 5.2.2, shall not apply to the erection, use or maintenance of any pedestrian bridge structure designed to connect one physically conforming commercial or industrial building to another such conforming building provided that the following conditions are met:

5.2.3.10.1 The conforming buildings are under single ownership or used by a single occupant and are located on adjacent lots or across a Town roadway.

5.2.3.10.2 The approval of the North Haven Board of Selectmen shall be required when such pedestrian bridge structure crosses a Town roadway. All easements, agreement and/or conditions between the applicant and the Town must be reviewed by the Town Attorney, the Town Engineer and the Police Commission. Upon acceptance by the Board of Selectmen, all applicable documents must be filed in the Town's land records.

5.2.3.10.3 No identification or advertising signs of any nature shall be permitted on the pedestrian bridge structure itself.

5.2.3.10.4 Appropriate height clearances and safety signage, as determined by the North Haven Fire and Police Departments, shall be required for bridge structures crossing Town roadways.

5.2.3.10.5 In case of change of occupant of connected buildings and cessation of the need for bridge, such bridge shall be removed and openings in said buildings closed.

5.2.3.11 Airports and Heliports: No land shall be used for an airport, air landing strip or heliport or landing field for helicopters, except upon the approval of the Planning and Zoning Commission. Before granting such approval, the Commission shall find:

5.2.3.11.1 That such airport, air landing strip or heliport is necessary for the public convenience or for the convenience of commercial or industrial establishments located in the Town of North Haven or in an adjacent town,

5.2.3.11.2 That the location is such that no undue nuisance or danger therefrom will affect any neighboring property, and

5.2.3.11.3 That the site provides adequate room for landing and take-off with access paths, safety zones and landing areas approved by the Connecticut Department of Aeronautics.

5.2.3.12 Industrial Parks: In the case of the development of a tract of land in any IL or IG District, consisting of not less than 20 acres, under a plan of subdivision approved by the Planning and Zoning Commission, which plan of subdivision shows land to be dedicated to the Town for use as limited access highway with no right-of-access to adjacent properties or to be dedicated to the Town or other entity approved by said Commission for use as a park or flood protection and conservation

area, the maximum building coverage permitted by Section 5.2.2 hereof may be increased by a factor obtained by dividing the area of lots in such subdivision including the area to be so dedicated by the area of such lots after deducting the areas to be so dedicated, but in no case to a building coverage greater than 30 percent.

(1) The Planning & Zoning Commission may, at its discretion, treat a group of multiple dwellings, public, institutional, commercial or industrial buildings as occupying one single lot, provided that such group of buildings is located on a single undivided parcel of land entirely under the same ownership and provided further that said Commission may require that driveways for vehicular access to and for circulation within the lot shall conform to the standards for streets as established by the Subdivision Regulations.

(2) In the case of the development of a parcel of land with a group of buildings which the Planning & Zoning Commission finds to be designed or intended for present or future sale or lease as separate buildings or plots of ground, so as to divide the original parcel into three or more parts, or to be capable of such division, no permit shall be issued under the provisions of Section 13.1.3 of these Regulations until the Commission shall have approved the plan for such development under the provisions of the Subdivision Regulations.

5.2.3.13 Waste Treatment Facilities in Commercial and Industrial Districts:

In the case of the development of, any additions to, expansion of, or any changes in the site plan of any building or structure located or to be located on any lot or tract of land in a commercial and/or industrial district the use of which site requires or is required to have a private waste water treatment system, such system shall be designed so as to contain and prohibit emissions of any offensive or harmful odors, fumes, and/or gases into the atmosphere as well as the effect, if any, such system shall have on the health, welfare, safety or inhabitants within the surrounding areas and the effect same will have on the aesthetics of the area. In considering the health, welfare, safety of the inhabitants within the surrounding areas as well as the effect such system will have on the aesthetics of the area as well as the size and anticipated gallonage of the proposed system the Commission may in its discretion require that such system be totally enclosed and may totally prohibit the use of oxidation ponds, open lagoons and/or holding basins.

Specifically excluded from this regulation will be any subsurface sewage disposal system designed and used for the disposal of domestic waste as well as any public facility owned and operated by the Town of North Haven.

This regulation shall become effective on passage and publication as required by state statute.

North Haven, Connecticut

General

	North Haven	State
ACS, 2018–2022		
Current Population	24,179	3,611,317
Land Area <i>mi</i> ²	21	4,842
Population Density <i>people per mi</i> ²	1,160	746
Number of Households	9,559	1,409,807
Median Age	46	41
Median Household Income	\$121,250	\$90,213
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Transportation and Warehousing <i>Warehousing and Storage</i>	5,099	82%
2 Manufacturing <i>Fabricated Metal Product Mfg</i>	3,205	17%
3 Retail Trade <i>General Merchandise Retailers</i>	3,049	19%
4 Health Care and Social Assistance <i>Social Assistance</i>	2,311	31%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,737	99%
Total Jobs, All Industries	23,702	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	215	246	263	320	364

Total Active Businesses 2,953

Key Employers

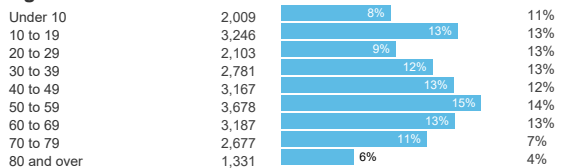
Data from Municipalities, 2024

- Amazon
- Medtronic
- Connecticut Container Corp
- Ulbrich Shaped Wire Inc.
- O F Mossberg & Sons Inc.

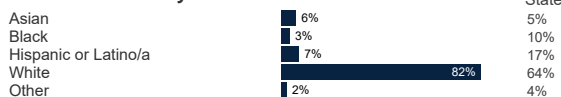
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

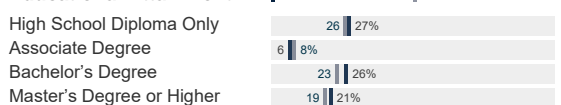


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



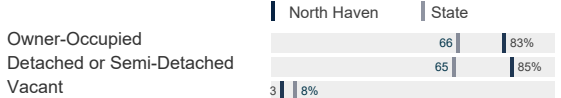
Educational Attainment



Housing

ACS, 2018–2022

	North Haven	State
Median Home Value	\$344,500	\$323,700
Median Rent	\$1,445	\$1,374
Housing Units	9,874	1,531,332



Schools

CT Department of Education, 2023-24

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
North Haven School District	PK-12	3,236	65	93%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

School District	Math	ELA
North Haven School District	58%	63%
Statewide	42%	48%

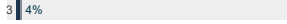
North Haven, Connecticut

Labor Force

CT Department of Labor, 2023

	North Haven	State
Employed	13,365	1,822,090
Unemployed	450	71,113

Unemployment Rate

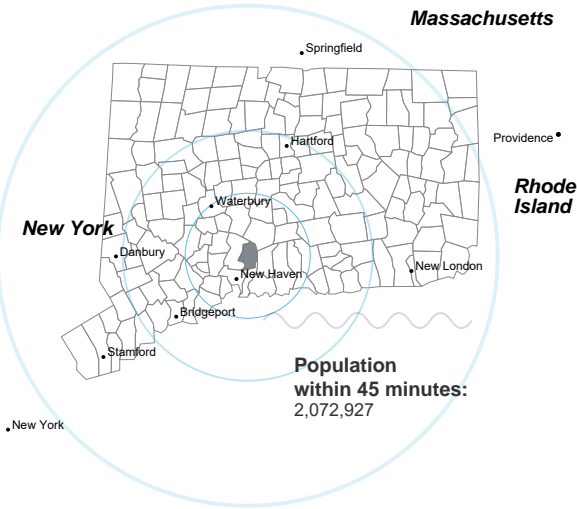


Self-Employment Rate*



*ACS, 2018–2022

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2018–2022

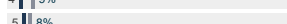
	North Haven	State
Mean Commute Time *	22 min	26 min

Mean Commute Time *

No Access to a Car

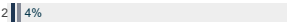


No Internet Access

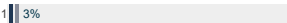


Commute Mode

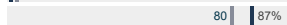
Public Transport



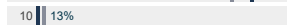
Walking or Cycling



Driving



Working From Home *



Public Transit

CT *transit* Service

Express

Other Public Bus Operations

-

Train Service

-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$114,642,377
Property Tax Revenue	\$96,098,000
per capita	\$3,937
per capita, as % of state avg.	123%
Intergovernmental Revenue	\$14,667,439
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	\$114,491,711
Educational	\$64,078,108
Other	\$50,413,603

Grand List

Equalized Net Grand List	\$4,448,012,262
per capita	\$184,038
per capita, as % of state avg.	113%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	30.72
Equalized Mill Rate	21.39

Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AAA
Total Indebtedness	\$102,571,754
per capita	\$4,244
per capita, as % of state avg.	156%
as percent of expenditures	90%
Annual Debt Service	\$9,191,374
as % of expenditures	8%



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About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

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