SITE PLAN APPLICATION #_____ SHELTON PLANNING AND ZONING COMMISSION
DATE RECEIVED _____ CITY OF SHELTON, CONNECTICUT

APPLICATION FOR SITE PLAN / MODIFICATION OF SITE PLAN APPROVAL

The undersigned has filled an APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE with the Zoning Enforcement Officer and hereby makes application to the Planning and Zoning Commission of the City of Shelton, Connecticut for approval of a SITE PLAN APPLICATION under the conditions and terms of the Zoning Regulations.

APPLICATION #_____ for a Certificate of Zoning Compliance was received by the Zoning Enforcement Officer on _____ (date).

1. Name of Applicant: **Gary Plastic Packaging Corporation**

2. Address of Applicant: **c/o Atty. Dominick Thomas, 315 Main St., Derby, Ct 06418**
djt@cohen-thomas.com

3. Has a previous application been filed for the premises If yes, give date(s) of hearing(s) Numerous over the 50 years of the use of the site — Yes

4. Cite the particular use for which a SITE PLAN APPROVAL if requested:

   a. Schedule A, Line **N/A - Pre-existing, legal, nonconforming use of manufacturing and warehousing with business office use.**
   (No more than 12 dwelling units)

5. In accordance with Section 31, are the Application for a Certificate of Zoning Compliance and this Application accompanied by the following:

a.	Statement of Use (31.2.1)	YES **X** NO	
b.	Site Plan (31.2.2)	YES **X** NO	
c.	Architectural Plans (31.2.3)	YES **X** NO	Preliminary floor plans submitted.
d.	Application Fee ($560.00)	YES **X** NO	No change to existing exterior

6. Does the applicant request the Commission to waive required submission of any of the above element thereof? ___YES, **X** NO. If yes, please specify:

Failure to submit all of the above listed items under Line #5 will be considered an incomplete application until required submission of an item, or any element thereof, is waived by resolution of the Commission.

DATE: SIGNATURE OF APPLICANT: _____

DATE: AUTHORIZED AGENT: Dominick J. Thomas, Jr.
Attorney for Applicant

DATE: SIGNATURE OF OWNER: _____
(if applicant is not owner) Dominick J. Thomas, Jr.
Attorney for Owner
SEP Shelton LLC, AA Shelton LLC
& AA Shelton Investor LLC

STATEMENT OF USE
SITE PLAN APPLICATION
710 BRIDGEPORT AVENUE
SHELTON, CONNECTICUT

Proposed by:

GARY PLASTIC PACKAGING CORP.
APPLICANT and TENANT

1. **INTRODUCTION**: 710 Bridgeport Avenue has been, for 50 years, the site of a 400,000+ square foot building that was originally a long-time location for Phillips Medical Systems with office, manufacturing, R&D and warehousing. Numerous tenants occupied the space after Phillips left the area including Atrium Windows & Doors, Panolam and Perkin Elmer, the current tenant in a large portion of the building. In 1999, the Shelton Planning and Zoning Commission changed the zone on the property from IA-3 to Office Park District (OPD) thereby making manufacturing, warehousing and some R&D uses pre-existing, legal, nonconforming uses.

2. **SIZE OF SITE / ADJACENT PROPERTIES:** The site contains approximately 1,586,948 square feet (36.431 acres) The property is currently zoned Office Park District (OPD) and has a 499,647 square foot office, research, manufacturing and warehouse building on the site The building has a 388,790 sf footprint with partial second and third floors occupied by Perkin Elmer which has office, R&D, manufacturing and warehouse & distribution. Perkin Elmer occupies 292,647 square feet of the site. The site has two driveway accesses to Bridgeport Avenue, one of which is signalized. The Mark, high density luxury residential, is the abutting property to the south and Split Rock Commercial Center is to the North. The site abuts CTDOT Route 8 to the east and commercial uses on Bridgeport Avenue to the west.

3. **PROPOSED USE:**

   a. The applicant, a plastics manufacturing company, is a tenant for 207,000 square feet of the existing building for manufacturing, office, warehouse and distribution. It will occupy all remaining space other than Perkin Elmer.

   b. The property is served by public water and city sewers and by all other necessary utilities.

   c. The applicant will continue the pre-existing legal nonconforming use of manufacturing, office, warehouse and distribution.

   d. The applicant will add three (3) materials' storage tanks, an equipment container and two (2) cooling towers to the exterior of the building as shown on the site plan submitted with this application.

   e. The applicant's manufacturing operation is 7 days a week, 24 hours a day, with three (3) shifts. The office is open Monday through Friday from 6:00am to 8:00pm. The shipping and receiving operation is open Monday through Friday from 7:00am to 8:00pm. Additional weekend hours for office and warehouse as needed.

f. There will be approximately:

i. 177 manufacturing employees and 34 office employees (total 211) for the first shift (7:00am to 4:00pm);

ii. 50 employees for the second shift (4:00pm to 12:00am); and

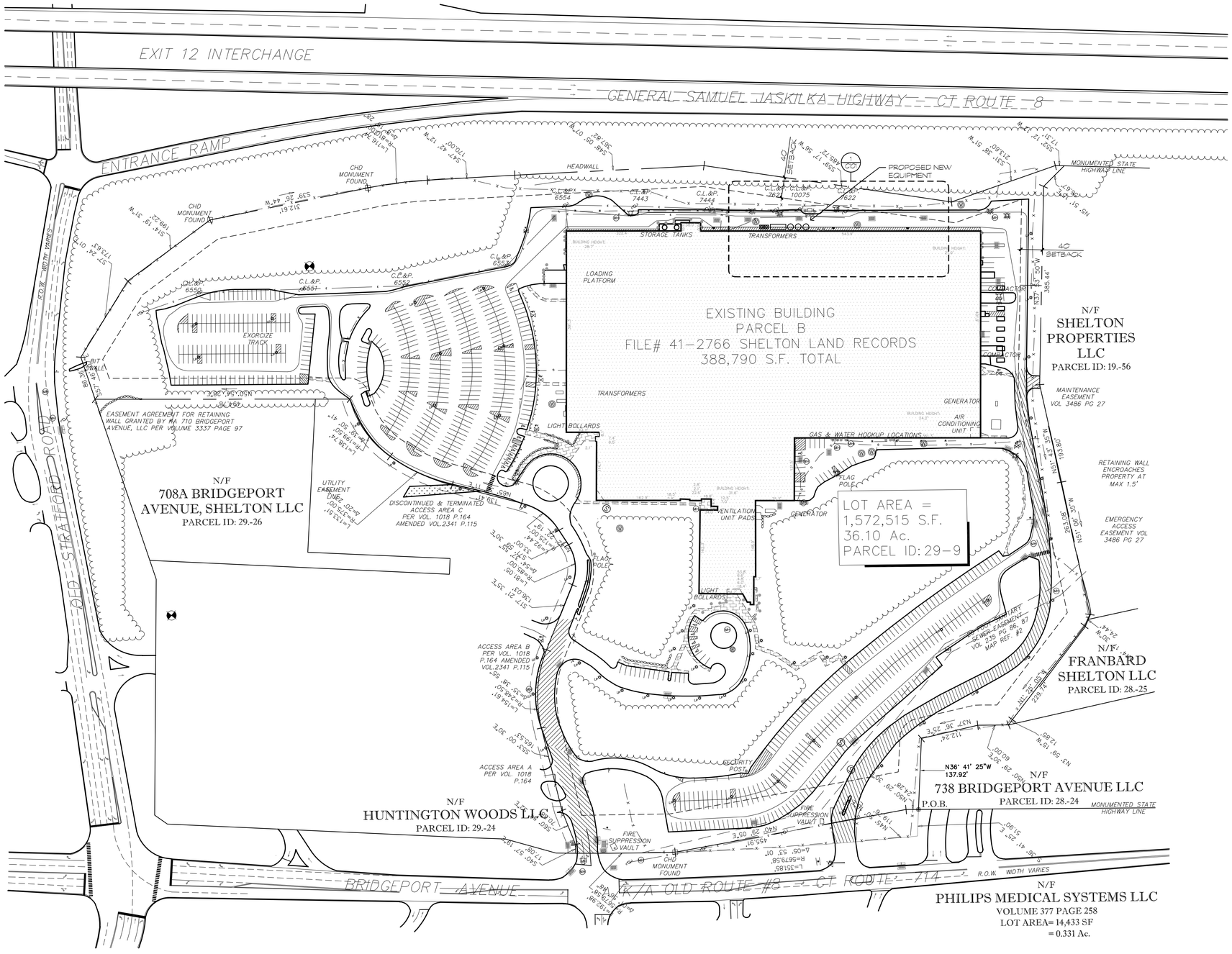
iii. 40 employees for the third shift (12:00am to 8:00am).

g. The parking requirements, *including Perkin Elmer*, are as follows:

i. Office/Laboratory/Manufacturing - 348,592 sf at 1 space per 750 sf = 495 spaces

ii. Warehouse/Distribution - 151,055 sf at 1 space per 2,000 sf for the first 20,000 sf and 1 space per 4,000 sf for square feet over 20,000 sf = 48 spaces

iii. Total spaces required = 543 / Total spaces provided - ***660***
(Lower lots and Perkin Elmer entrance area = 332 spaces)
(Upper north lot = 328 spaces (NOTE: *This does not include the 142 spaces in farthest north upper lot that is not currently used for parking.*)



1 SITE PLAN
1"=100'-0"

SITE PLAN INFOMRATION TAKEN FROM ALTA/ NSPS LAND TITLE SURVEY DATED 25 JUL 17 AND PREPARED BY:
CIVIL 1
43 SHERMAN HILL ROAD,
WOODBURY, CT.

Project Title:
Garyline Plasic Packaging Corp.

710 Bridgeport Ave.
Shelton, CT 06484

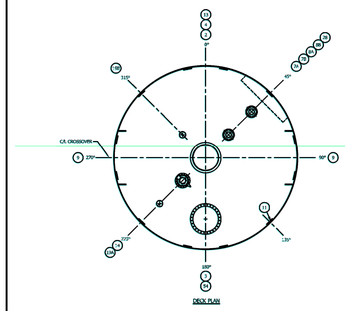
SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06519-2340
One Post Hill Place, New London, CT 06320
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

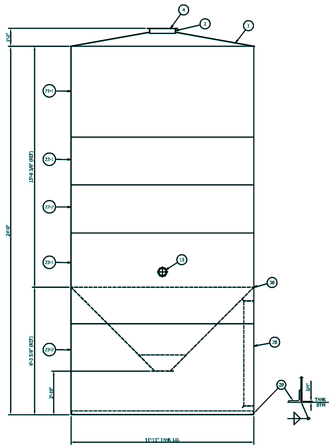
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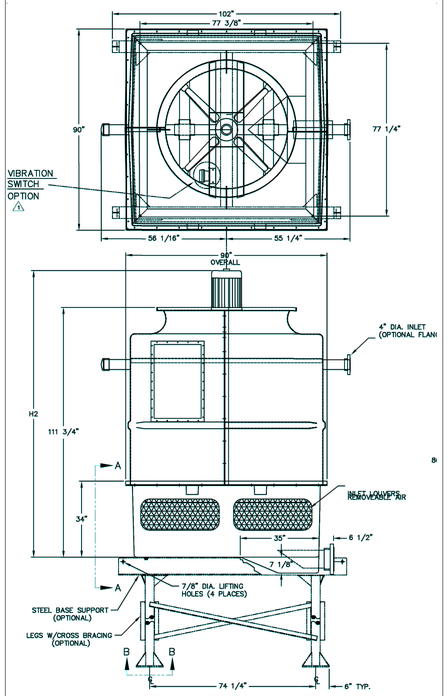
Drawing Title:
Site Plan

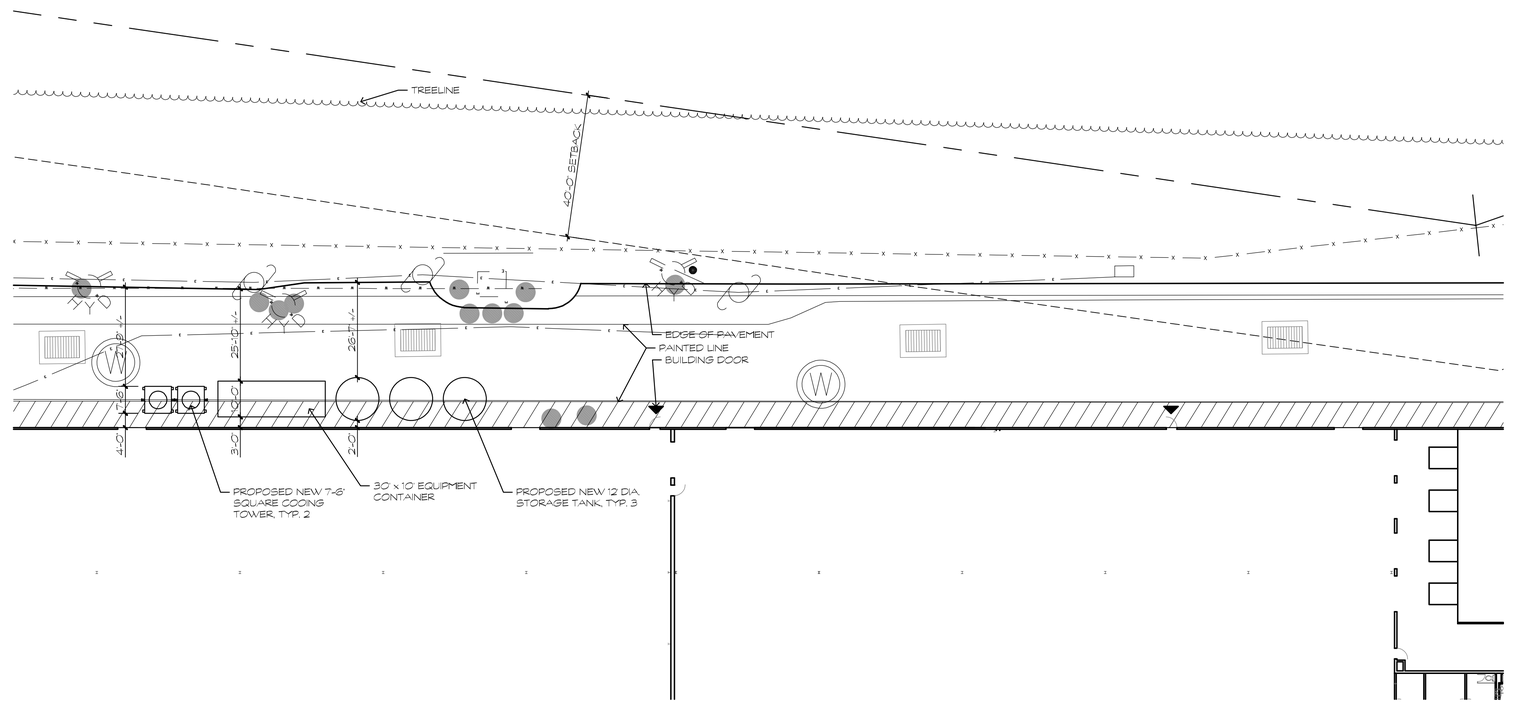
Date: January 15, 2021
Scale: As Noted
Drawn By: BCC
Project Number: 21-021

Drawing Number:
C100









1 PARTIAL PLAN
1"=20'-0"

SITE PLAN INFOMRATION TEKEN FROM ALTA/ NSPS LAND TITLE SURVEY DATED 25 JUL 17 & PREPARED BY CIVIL 1, 43 SHERMAN HILL ROAD, WOODBURY, CT.

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FRACTIONS ±1/8 DECIMALS ±.X = ±1% ±.XX = ±.5% ±.XXX = N/A	DRAWN BY MJI	DATE 04/09/2001
ANGLES ± N/A	CHECKED BY RH	DATE 04/05/2016
THIRD ANGLE PROJECTION	APPROVED BY RH	DATE 07/13/2005
PRINT STATUS Released for Production	PART NUMBER -	SCALE 1/16"=1"

THERMAL CARE
(847) 966-2280 WWW.THERMALCARE.COM

TITLE SPECIFICATION UNIT FC800D

SIZE	DRAWING NUMBER	REV
D	FC-01-0016	2

SHEET 1 of 1

CST STORAGE
1972 S. STATE RD., SUITE #800
DAVIS, UTAH 84015

REV	DESCRIPTION	BY	DATE
A	REVISED S.B. NOW 11'-11 1/2" ID + 1/16" ON 6' RAILS	RL	04/01/2016
B	REVISED FOR ENGINEERING	RL	04/07/2016

ELEVATION, PER A BILL OF MATERIALS
"12'-11.5" X 24'-0" CARBON STEEL WELDED TANK"
THE MACHINERY GROUP
SHELTON, CT

D-60-01-186497-00 B

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SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
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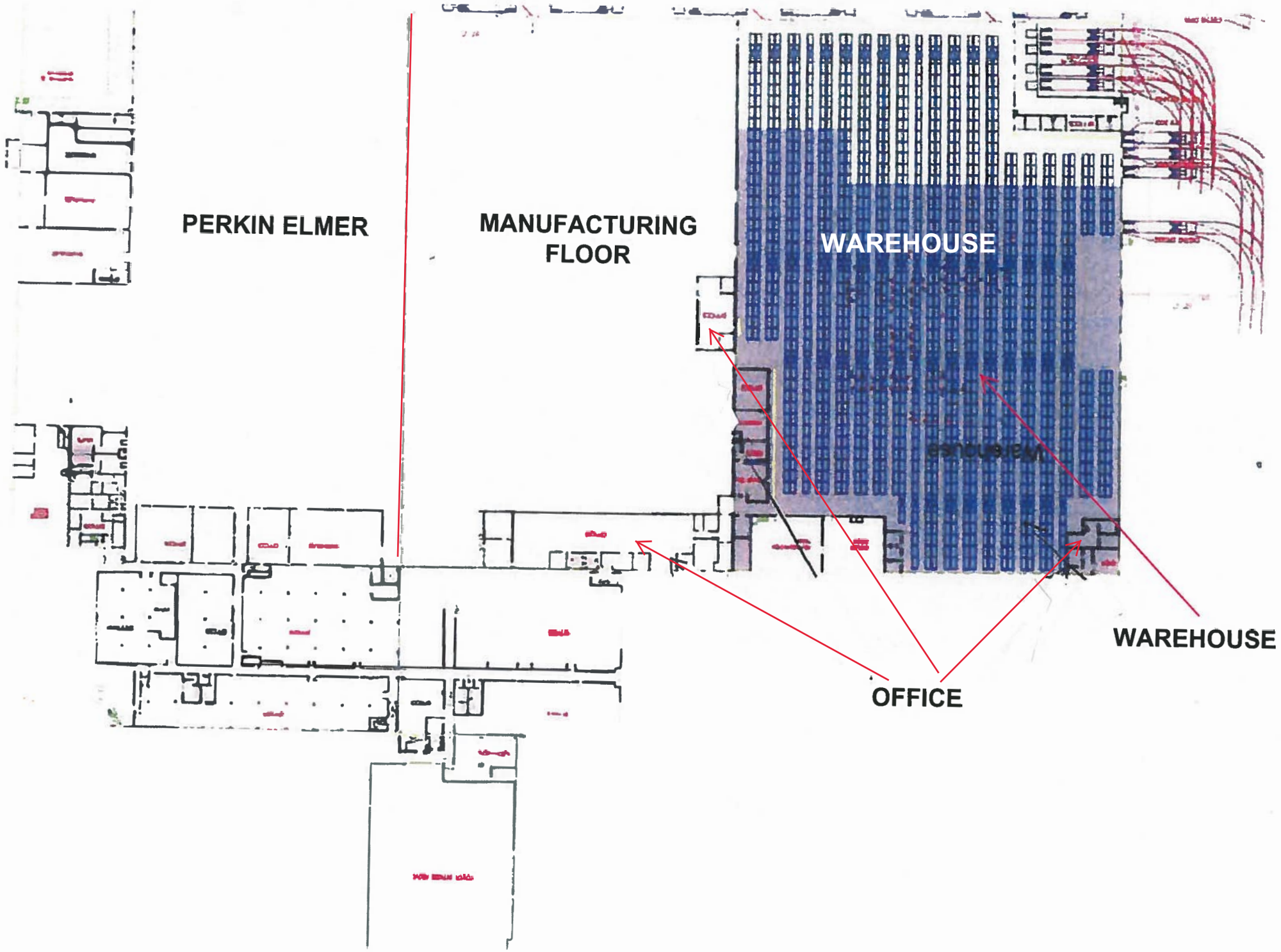
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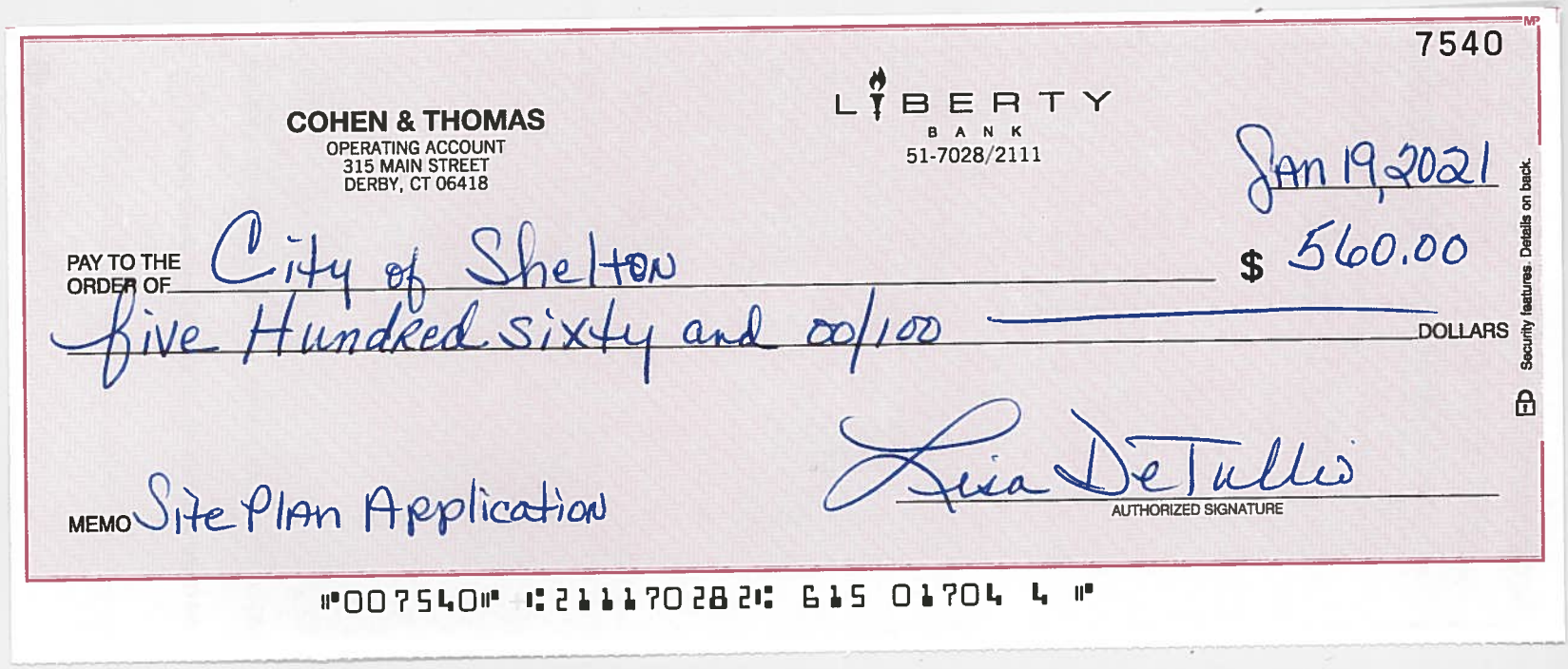
Drawing Title:
Partial Site Plan & Equipment Information

Date: January 15, 2021
Scale: As Noted
Drawn By: BCC
Project Number: 21-021

Drawing Number:
C101

GARY PLASTIC PACKAGING CORP.





7540

COHEN & THOMAS
OPERATING ACCOUNT
315 MAIN STREET
DERBY, CT 06418

LIBERTY BANK
51-7028/2111

Jan 19, 2021

PAY TO THE ORDER OF City of Shelton $ 560.00

Five Hundred sixty and 00/100 DOLLARS

Security features. Details on back.

MEMO Site Plan Application

Lisa DeTullio
AUTHORIZED SIGNATURE

⑈007540⑈ ⑆211170282⑆ 615 01704 4 ⑈