

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

## PLANNING AND ZONING COMMENTS

for 14 SEPTEMBER 2020

#P20-20S

336 STATE STREET

CB-40/R-20

(MAP 34, LOT 107)

PAUL DESTEFANO, APPLICANT

336 STATE STREET, LLC, OWNER

**SPECIAL PERMIT APPLICATION/CERTIFICATE OF LOCATION**

### Review Comments:

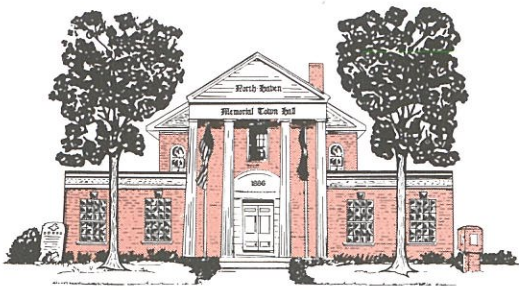
1. This application is intended to permit the issuance of a Certificate of Location for a liquor permit for a virtual golf facility.
2. My review of the area revealed no college, school, church, synagogue, hospital or library within 500' of this proposed location.

### Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
  - a. A note indicating, "#P20-20S, Special Permit Application/Certificate of Location".

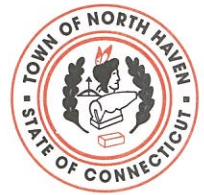
Submitted by,

Alan A. Fredricksen  
Land Use Administrator  
AAF/llc  
#P20-20S



# TOWN OF NORTH HAVEN

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NORTH HAVEN, CONNECTICUT 06473



REPLY TO: Engineering

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## PLANNING AND ZONING

**Date of Meeting: 09/14/2020**

Dev: Site Plan & Change of Use  
Loc: 336 State Street  
File: P20-20

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### Comments:

1. Installation of the majority of the drainage system needed to support this proposed development (shown as existing on the site plan), appears to have been constructed prior to obtaining a permit from the Town.
2. Calculations justifying the sizing of the proposed stormwater management system must be provided for review.
3. Construction details on the proposed stormwater management system must be provided for review.
4. A proposed long-term inspection and maintenance plan shall be provided to ensure that maintenance of the proposed stormwater management system is conducted on a regular basis. Lack of long-term maintenance could severely affect the ability of the system to properly drain between storm events.
5. Soil testing is required at the proposed stormwater management system to ensure that site soils have sufficient infiltrative capacity to fully drain the system within 24 hours of a storm event.
6. The northwesterly most parking space within the front parking lot should be eliminated, or a back-up/maneuvering space provided in order to facilitate safe movements in and out of the space.
7. Site lighting calculations are needed to ensure proper lighting levels, and minimum light trespass.
8. An encroachment permit may be needed with the CT DOT to cover the proposed curb cut, and previous drainage improvements that tie to the State system.
9. A detailed Soil Erosion and Sedimentation Control Plan, details, and written narrative must be provided for review.

- [ ] Above comments are relatively minor in nature and can be addressed subsequent to an approval.
- [ ] Above comments (\*) should be addressed prior to deliberations

BOND RECOMMENDATION: \$3,500 ESC  
 DATE REVIEWED: 09/10/2020  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

*AB*