

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 14 SEPTEMBER 2020

#P20-17

37 NETTLETON AVENUE

(MAP 11, LOT 56)

37 NETTLETON LLC, APPLICANT & OWNER
SITE PLAN APPLICATION

Tel. (203) 239-5321

Fax (203) 234-2130

IL-30

Review comments:

1. This application is intended to permit certain outdoor uses and processes, as well as outdoor storage for Executive Landscaping who has owned and operated from this building since 2011. Bay Crane is the historic tenant in the southwest corner of the property. This proposed site plan is similar to one approved by the Commission on 4 June 2018 (#P18-10) which was subsequently allowed to expire.
2. The Commission should consider requiring the installation of fencing along the easternmost side of the property to eliminate vehicle parking on town property in the northeast corner of the site.
3. The Commission needs to determine if the parking being provided is adequate, since the landscaping business use is not included in the table in paragraph 8.5.1.6 of the regulations.

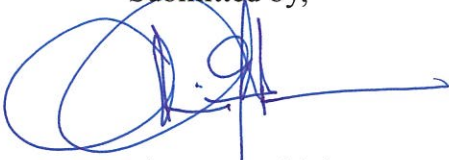
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - * a. A note indicating “#P20-17, Site Plan Approval”.
 - * b. A note indicating that all inoperable motor vehicles, abandoned mechanical equipment, rotting wood and other debris will be removed from the property and properly disposed of in accordance with all applicable laws and regulations.
 - * c. A note indicating that the damaged or missing portions of the existing street sidewalk must be replaced with concrete sidewalks.
 - * d. A note indicating that the existing stockpiles and material on Town property will be removed and the areas restored and replanted. A replanting plan should be submitted for approval.
 - e. Dimensioned size and location for the proposed stair to the roof.

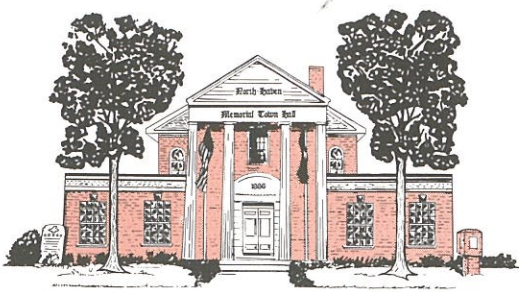
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.
4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Post bond, as required.

*** Indicates that these items have been resolved.**

Submitted by,



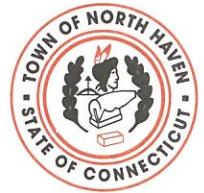
Alan A. Fredricksen
Land Use Administrator
AAF:llc
#P20-17



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO: Engineering

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

PLANNING AND ZONING

Date of Meeting: 09/14/2020

Dev: Site Plan
Loc: 37 Nettleton Avenue
File: P20-17

Comments: Updates are in Bold

1. Existing and proposed site grades and existing and proposed storm drainage systems are needed in order to assess potential runoff issues associated with the proposed activities. **Existing site grades have now been added**
2. All parking rows must end in a landscape island which must be provided with a tree per the regulations. **Landscape islands and trees have now been added**
3. Dimensions of the proposed drive aisle within the improved northerly parking lot must be provided. **Dimensions have now been added**
4. Any increase in impervious areas must be mitigated with proper stormwater management features. Drainage calculation shall be provided. **New rain gardens and associated calculations have been provided.**
5. A detailed soil erosion and sedimentation control narrative, plan, and associated details must be provided. **A note has been added to the plans detailing an Erosion Control Contingency Plan. Only minimal soil disturbance is proposed as part of this site plan.**
6. Details on the proposed dumpster pads and enclosures must be provided. **A new detail has been provided.**
7. Properly sized, located, signed and stripped handicap parking spaces are needed. **Handicap parking spaces have been added**
8. Parking spaces in the northwest corner of the site that are shown within the Town right-of-way must be eliminated. **The Site Plan has been revised to remove the parking spaces which are located within the Town right-of-way.**
9. The height and makeup of the proposed covered storage areas must be detailed. **A construction detail depicting the covered storage area has been added to the plans.**

- [] 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: \$ 2,500
 DATE REVIEWED: 09/10/2020
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.