



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 14 SEPTEMBER 2020

9-11 DEFCO PARK ROAD

(MAP 95, LOT 20)

PAUL WEYMANN, APPLICANT

ELEVEN DEFCO PARK ROAD LLC, OWNER

SITE PLAN APPLICATION

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-21

IL-80

Review Comments:

1. This application is intended to permit the expansion of the paved outdoor storage area in the southwest corner of this property. No expansion of the building area or change of use is proposed.
2. The property is bounded on the south and west sides by private roads and on the east side by the railroad. The Commission needs to determine if required sidewalks will be waived for the northwest corner of this property.
3. The Commission needs to determine if any landscaping improvements will be required for this existing facility.

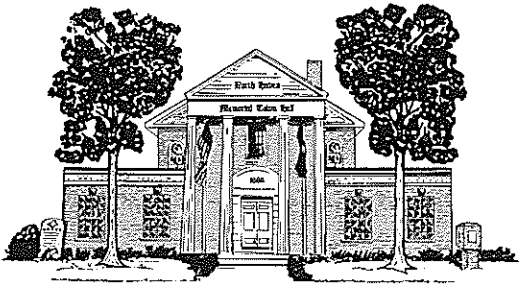
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating "#P20-21, Site Plan Approval".
 - b. Addition of drawing SD-2 to Drawing List.
 - c. Removal of "grass" and "gravel" notes in areas of new pavement on drawing SP.
 - d. Any required sidewalks or additional improvements required by the Commission.
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.

Submitted by,

Alan A. Fredricksen
Land Use Administrator

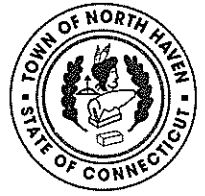
AAF/lc
#P20-21



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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: 9-11 Defco Park Road
File: P20-21

Comments:

1. Soil stockpile areas should be shown on the site plan, including associated erosion protection measures.
2. 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.
3. 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.

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- [] Above comments are relatively minor in nature and can be addressed subsequent to an approval. BOND RECOMMENDATION: \$3,500 ESC
DATE REVIEWED: 09/10/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E. *AB*
- [] Above comments (*) should be addressed prior to deliberations