

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

#P20-22

PLANNING AND ZONING COMMENTS

for 14 SEPTEMBER 2020

315 WASHINGTON AVENUE

(MAP 85, LOT 3)

NARESH KOMAL, APPLICANT

JAYESH, LLC, OWNER

SITE PLAN

Tel. (203) 239-5321

Fax (203) 234-2130

IL-30

Review Comments:

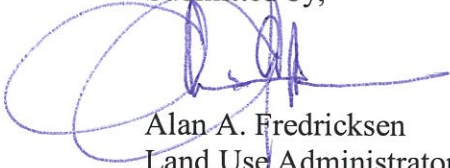
1. This application is intended to permit the addition of five (5) vehicle vacuuming stations in the rear parking lot of this existing car wash/oil change facility.
2. A large storage container exists in the southwest corner of the property. This should be removed immediately.
3. Four (4) livery vehicles were parked on the property on 10 September 2020. If outdoor storage of motor vehicles is to take place on this property, it must be requested and approved by the Commission.

Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating "Application #P20-22, Site Plan Approval."
 - b. Dimensions for setback lines.
 - c. Existing and proposed landscaping.
 - d. A note indicating there will be no outdoor storage on the property.
 - e. An 8' wide, landscaped island containing one (1) minimum 2" caliper tree must be added on the north side of the eastern row of three (3) parking spaces in the rear parking area.
 - f. 2" caliper trees must be added at the ends of all rows of parking in the rear parking lot.
 - g. A Drawing Index.
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/llc
#P20-22



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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: 315 Washington Avenue
File: P20-22

Comments:

1. The disposition of the existing landscaped island at the easterly kiosk station must be detailed. If the island is to remain, the proposed raised curbed island shown within this landscape area should be removed. If the existing island is to be removed, modifications to existing pavement markings, stop sign, and stop bar must be made.
2. The proposed easterly kiosk appears to conflict with the existing light pole within the existing island. This pole should be shown on the existing conditions plan, and its disposition identified on the site plan. Any new site lighting must be shown, and associated site lighting calculations provided.
3. Limits of proposed pavement reconstruction and new pavement must be clearly shown. Any increases in impervious area must be mitigated through the use of an appropriately sized stormwater management system.
4. The easterly parking spaces in the rear parking lot must be restriped, and an eight-foot-wide island with required tree provided at the northly end of this parking row.
5. The limits of proposed pavement markings and curbs must be clarified on the site plan. The line type used on the site plan for these features is the same.
6. Additional directional signs should be indicated on the site plan to properly direct the public.
7. Parking calculations shall be provided for existing and proposed conditions. At least two existing parking spaces will be eliminated as part of the proposed improvements.
8. Inlet protection must be provided for existing, and any proposed, storm drainage systems.

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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