

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

INLAND WETLANDS COMMENTS

for 24 MARCH 2021

#I21-03

120 HALF MILE ROAD

R-40

(MAP 24, LOT 36)

**K.S. DEVELOPMENT, APPLICANT & OWNER
PUBLIC HEARING – SUBDIVISION REFERRAL**

Application consists of:

1. Plan Entitled: Land of K.S. Development, LLC, Half Mile Road, North Haven, Connecticut. Prepared by: Summer Hill Civil Engineers & Land Surveyors, P.C. Dated: 2-1-21. Scale 1" = 50'.
2. Soil Scientist Report: 120 Half Mile Road, North Haven, Connecticut. Prepared by: R. Richard Snarski, Registered Soil Scientist, Professional Wetland Scientist #1391. Dated: February 26, 2021.

Review Comments:

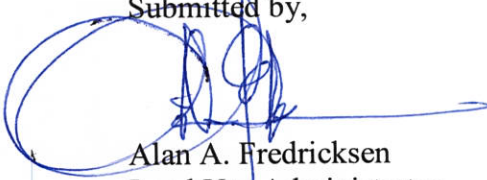
1. This application is for a Subdivision Referral, with no regulated activity proposed. This application, if approved, would result in the subdivision of this 9.77 acre parcel into four (4) lots, the northwesternmost, along Half Mile Road, of which would contain the existing single family residence currently on the parcel.
2. Alternatives to this proposed lot configuration should be discussed by the applicant.
3. The Commission needs to determine if any wetland buffer plantings will be required.

Recommended Conditions of Approval if granted:

1. Submit revised plans which include:
 - a. A note indicating "I21-03, Subdivision Referral".
 - b. Any buffer plantings required by the Commission.
 - c. A note indicating that all trash and other debris will be hand removed from the wetlands and the upland review areas.
 - d. Drawing sheet index.
 - e. Wetland buffer markers at 75' intervals.

2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#I21-03



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REPLY TO:

Engineering

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INLAND WETLANDS

Date of Meeting: 03/24/2021

Dev: Subdivision
Loc: 120 Half Mile Road
File: I21-03

Comments:

1. Wetland flag numbers must be provided on the Site Development Plan.
2. Wetland markers must be provided along the limits of the upland review area.

[] Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION: None

DATE REVIEWED: 03/22/2021

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

[] Above comments (*) should be addressed prior to deliberations

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