

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS for 7 DECEMBER 2020

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

#P20-32

2 GRASSO AVENUE
(MAP 36, LOT 37)

IL-80

**EDC PROPERTIES, LLC, APPLICANT & OWNER
SITE PLAN APPLICATION**

Review Comments:

1. This application is intended to permit the construction of an approximately 1,000 square feet, second story, addition to the existing approximately 1,000 square feet office building on this 2.75 acre property. The addition would contain office space to support the owner's contracting business below.

A 6,000 square feet warehouse structure exists on the southernmost portion of the property.

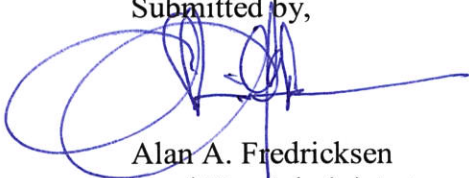
2. An approval to expand this existing non-conforming building was granted by the Zoning Board of Appeals on 19 November 2020 (#20-16).
3. The Commission needs to determine if any additional landscaping will be required either as buffer augmentation or in the parking areas. No sitework is proposed.
4. The Commission needs to determine if the requested waiver of required sidewalks will be granted.

Recommended Conditions of Approval, if granted:

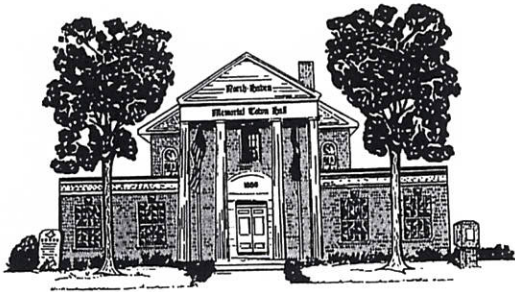
1. Submit revised plans which include:
 - a. A note indicating #P20-32, Site Plan Approval".
 - b. Building setback lines with dimensions.
 - c. Notes indicating previous ZBA variances/approvals.
 - d. Any landscaping required by the Commission.
 - e. Zoning district boundary line.
 - f. Street sidewalks, if required by the Commission.
 - g. Building areas for existing structures.
 - h. Line of 30' required buffer against Residence District.
 - i. A note indicating there will be no outdoor storage on the property.

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
#P20-32



TOWN OF NORTH HAVEN

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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: 12/07/2020

Dev: Site Plan
Loc: 2 Grasso Avenue
File: P20-32

Comments:

1. Clarify if the existing driveways and parking areas are proposed to be repaved. The Commission should consider if repaving the driveways and parking lots is needed. At a minimum existing easterly driveway apron must be replaced.
2. Indicate any drainage piping associated with the two catch basins shown (including frame and invert elevations), as well as any existing stormwater outfalls. If these structures are dry wells, please indicate. Cleaning and flushing of existing drainage features should be performed.
3. Handicap parking spaces must be provided with handicap signage. Details on signage and pavement markings should be provided.
4. Any proposed outdoor storage must be shown.
5. Landscaped islands and trees must be shown at the ends of all parking rows.

[] 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
\$59,500w/sw

DATE REVIEWED 12/01/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

