

**TOWN OF NORTH HAVEN**  
MEMORIAL TOWN HALL / 18 CHURCH STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

#P20-36

**PLANNING AND ZONING COMMENTS**  
**for 7 DECEMBER 2020**  
**50 MCDERMOTT ROAD**  
**(MAP 6, LOT 9)**  
**CENTURION SOLAR, APPLICANT**  
**BBL REALTY COMPANY, LLC, OWNER**  
**SITE PLAN APPLICATION**

IL-30

**Review Comments:**

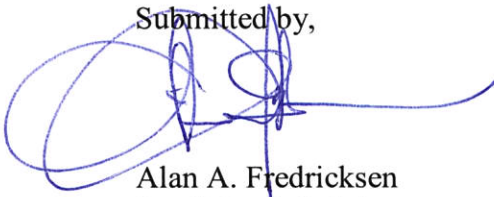
1. This application is intended to permit the construction of an approximately 41'x114' detached "carport" on the east side of the existing approximately 21,000 square feet building on this approximately 4.5 acre property. Solar panels are proposed for the roofs of the existing building and the carport. Some landscaping improvements have been proposed, including the planting of eight (8) new trees.
2. The Inland Wetlands Commission approved a Positive Site Plan referral (#I20-05) at their 18 November 2020 meeting.
3. The Commission needs to determine if the requested waiver of the required 5' wide concrete street sidewalks will be granted.
4. The Commission needs to determine if any additional landscaping improvements will be required.

**Recommended Conditions of Approval, if granted:**

1. Submit revised drawings which include:
  - a. A note indicating "#P20-36, Site Plan Approval".
  - b. 5' wide concrete street sidewalks, if required by the Commission.
  - c. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
  - d. A note indicating that there will be no outdoor storage on the property.
  - e. Any additional landscaping 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,

A handwritten signature in blue ink, appearing to read 'Alan A. Fredricksen', with a long horizontal flourish extending to the right.

Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P20-36



# 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: 12/07/2020**

Dev: Site Plan – Solar Car Port  
Loc: 50 McDermott Road  
File: P20-36

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Comments:

1. Indicate the location (with dimensions) of the handicap parking space.
2. The Engineering Department has no other significant concerns with the proposed application

- 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: None  
\$30,500w/sw

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