



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



REPLY TO:

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

PLANNING & ZONING COMMISSION COMMENTS

#P20-25
#P20-25S

for 7 DECEMBER 2020
318 KINGS HIGHWAY
(MAP 98, LOT 1)

R-40

GBRSTORZ, LLC, APPLICANT & OWNER

PUBLIC HEARING – SPECIAL PERMIT & RESUBDIVISION APPLICATIONS

Review Comments:

1. These applications are intended to permit the subdivision of this approximately 14 acre property into eight (8) single family residential building lots. The Special Permit application is being made under Section 9.1.3.3 to permit an access strip in an R-40 zoning district, for a lot that exceeds two (2) acres in area, that exceeds 300' in length. Proposed Lot 7 has an access strip of approximately 519' in length.

While each rear lot complies with Section 9.1.3.1 with regards to required access strips, partially shared driveways are proposed for Lots 1 & 2 and for Lots 7 & 8.

Public water and septic systems are proposed for all eight (8) lots. Lots 1 & 2 are proposed to be accessed from Hartford Turnpike while lots 3 through 8 would be accessed from Kings Highway.

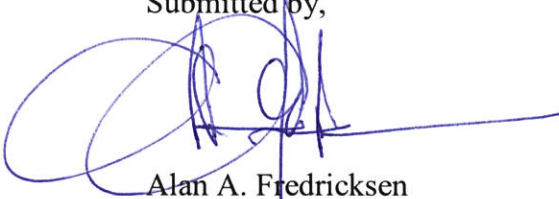
2. Litigation resulting from an earlier application on this subject parcel resulted in a ruling that street sidewalks should not be required.
3. An approval for a Positive Subdivision Referral was given by the Inland Wetlands Commission on 18 November 2020 (#I20-04).

Recommended Conditions of Approval, if granted:

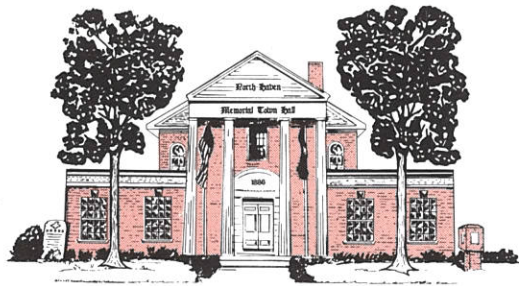
1. Submit revised plans which include:
 - a. A note indicating the number and nature of the applications.
 - b. Correct drawing title for sheet LL-1 in Drawing Index.
 - c. Street numbers for all lots as given by the Assessor.
 - d. Corrected Access Strip Length for Lot 2 on sheet SUB-1 to read "199' +/-."
 - e. Corrected Lot Area in Zoning Summary Table for Lots 1, 2 & 3 on sheets SUB-1 & SDP-1.

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 line extending to the right.

Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-25S, P20-25



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: Resubdivision
Loc: 318 Kings Highway
File: P20-32

Comments:

1. Applicant's Engineer must check the 100-year design storm to ensure that the stormwater management basins have sufficient outflow capacity, and sufficient freeboard to prevent from overtopping. Provide a minimum of 12" of freeboard for the 100-year storm event.
2. We remain concerned over the 6" outlet pipes leaving the stormwater management basins. These pipe inlets must be provided with some mechanism to prevent clogging with debris. Possible solutions might include the addition of a formal outlet control structure, and/or a debris rack. Perforated underdrains are needed in each basin to ensure that they drain properly between storm events.
3. We are also concerned over the long-term maintenance of the stormwater management systems. Without proper maintenance, the proposed improvements will not function as intended, and may result in overflow events, or increases in downstream discharges. The Developer has proposed that the stormwater management basins be maintained by the property owner on which the basins sit. Due to the critical nature of the maintenance of these facilities, we would prefer to see a homeowner's association established to assume this maintenance responsibility. A detailed Inspection and Maintenance Plan must be developed identifying detailed inspection and maintenance frequency and needs of the stormwater management basins. An annual report shall be provided by the association, and submitted to the Town Engineer to ensure that this maintenance is properly carried out.
4. Construction of the proposed stormwater management basins must be completed prior to any clearing or grading activities on the balance of the site.
5. We'd prefer to see at least a small buffer between the stormwater management basin grading, and the property line to the east.
6. The detention systems and downstream piping should be constructed first, prior to clearing of the balance of the site.
7. Grass swales should be provided with a jute mesh or other type of temporary liner until sufficient vegetation is established to limit erosion.
8. Detailed site plans must be submitted and approved for each individual building lot prior to issuance of a building permit.
9. Monuments are required at all streetline intersections. Pins are required at all other property corners.

- [] 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: \$25,000
\$71,000w/sw
DATE REVIEWED 12/02/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

AB