



# 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 AND ZONING COMMENTS

for 7 DECEMBER 2020

#P20-30 &

441, 445 & 447 WASHINGTON AVENUE

IL-30

#P20-30S

(MAP 90, LOTS 4, 5 & 7)

**AFA WASHINGTON AVE REALTY, LLC, APPLICANT & OWNER  
SPECIAL PERMIT & SITE PLAN APPLICATIONS**

### Review Comments:

1. These applications are being made in accordance with Section 5.1.3.16 of the Regulations, as amended, proposing approval as a Light Industrial Upper Washington Avenue Multi-Use (ILUWMU) Development.

The Commission approved 150 residential units on the parcels at 441 & 447 Washington Avenue on 7 January 2019 (#P18-43 & #P19-43S). The applicant has since acquired the adjacent property at 445 Washington Avenue and is now proposing 225 residential units on the combined three parcels. The Commission approved an amendment (#P19-39) to the regulations on 6 January 2020 to permit the possibility of 225 units on one parcel on the west side of Washington Avenue, north of the exit 12 interchange. The regulation also requires that a minimum of 20% of the units be deed restricted as “affordable” in accordance with C.G.S. Section 8-30g.

Two (2) five story buildings are proposed. Building 441 would contain 129 residential units and Building 447 would contain 96 residential units for a total of 225 dwelling units. The total unit distribution is 30 studio, 170 one bedroom, and 25 two bedroom units. Building #447 is proposed with 22,144 square feet of commercial and/or retail space on its first floor. Building #441 is proposed with open air parking and 3,998 square feet of commercial space on its first floor. The area proposed for non-residential/commercial use complies with Section 5.1.3.16.5 of the regulations, as amended (10%).

**Revised drawings have been submitted that show a small reduction in the proposed commercial space and a few new parking spaces. Revisions to the building layouts show trash compactors and chutes in each building.**

2. 286 parking spaces are proposed which complies with the requirements outlined in Section 5.1.3.16.6 of the regulations but also includes an additional 18 spaces (6.7%). **289 parking spaces are now being provided, which includes 24 “extra spaces” (9%) above the requirements.**

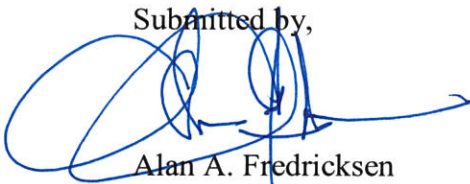
3. Bicycle racks are proposed in accordance with Section 8.5.1.7.
4. A “Traffic Study”, dated October 12, 2020, produced by Milone & MacBroom has been submitted in support of the application.
5. The developer has submitted an Affordability Plan in accordance with Section 5.1.3.16.13 of the regulations, showing that a minimum of twenty percent (20%) of the dwelling units will be deed restricted as affordable units.

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

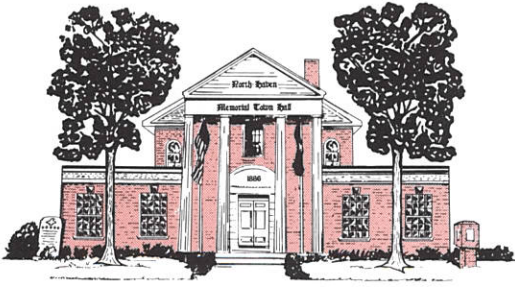
1. Submit revised drawings which include:
  - \* a. A note indicating “P20-30S, Special Permit Application, and #P20-30, Site Plan Application”.
  - b. A separate lighting plan.
  - \* c. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
2. Any approval granted is subject to the approval of the State of Connecticut D.O.T. relative to traffic and drainage conditions.
3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
4. 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.
5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
6. Submit an as-built plan prior to bond release.
7. Post bond, as required.

**\* Indicates that these items have been resolved.**

Submitted by,



Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P20-30S, #P20-30



# 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: New Residential Apartments  
Loc: 441, 445, 447 Washington Avenue  
File: P20-30

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### Comments (Updates are in **Bold**):

1. This application represents an expansion on the previously approved site plan for this property, incorporating the parcel at 445 Washington Avenue. The Developers Engineer successfully applied the Engineering comments from the prior approval to this new expanded development. As such, the Engineering Department has no significant new comments on the proposed site plans submitted. **20201202 – No further comments**
2. The proposed traffic study for this development cites the 2016 Amazon Distribution Center OSTA approved traffic study as the baseline for the traffic volumes used in this study analysis. Based on field observations made since the completion of the Amazon facility, and informal discussions that the Town has had with CT DOT Traffic engineers, it is clear that the Amazon Traffic Study incorrectly estimated the peak traffic volumes, particularly for morning northbound left turn movements. The Developer's Engineer is advised to review these study inaccuracies with CT DOT, and revise their study to utilize actual, not predicted traffic volumes for the baseline condition. It is unclear what, if any, impact these charges might have on the submitted traffic study. **20201202 – As requested, the Applicants Engineer has coordinated the Amazon traffic issues with the DOT and OSTA. It was not the Town's intention to imply that the applicant would be responsible to correct issues related to a different development. However, the Applicant's Traffic Study conclusions were based on a prior study that has proven inaccurate. The Town is simply requesting that the previously submitted traffic study be reevaluated in light of the known issues. The Developer's Engineer has committed to working with the State in conducting additional traffic counts, and revising their study to reflect these results.**

- [ ] 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: \$18,000  
 DATE REVIEWED 12/02/2020  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.