



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 7 DECEMBER 2020

8 MASSIMO DRIVE

(MAP 35, LOT 7)

**KYLEMAC PROPERTIES, LLC, APPLICANT & OWNER
SITE PLAN & CAM APPLICATIONS**

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-28 &

#P20-28A

IG-80

Review Comments:

1. These applications are intended to permit the construction of an approximately 5,200 square feet addition to the southernmost of the two buildings on this approximately 1.85 acre lot. Both buildings contain warehouse uses with some office space. The CAM application is required because the site lies within the coastal boundary. **Revised drawings have been submitted.**
2. Required 5' wide concrete street sidewalks are not shown. They must be provided or a waiver requested and approved. **Sidewalks are now shown and a waiver requested.**
3. A site inspection revealed outdoor storage in the front yard. This storage needs to be removed in accordance with Section 8.5.2.7 (1). All outdoor storage being requested must be shown on the plan in accordance with Section 10.1.3.25. **The plan has been revised to remove outdoor storage in the front yard. Requested outdoor storage needs to be shown on the plan.**
4. In accordance with Section 8.7.9, 10% of the area of the parcel needs to be landscaped or in its natural state. This plan needs to be revised into compliance. **The plan has been revised into compliance.**
5. A bond in the amount of \$52,000.00 remains in place from application #P04-49.

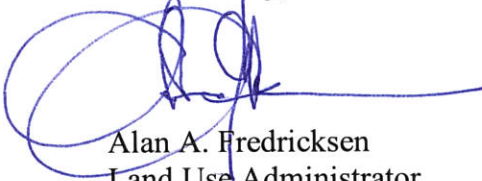
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - * a. A note indicating “#P20-28, Site Plan Approval” and “#P20-28A, CAM Application”.
 - * b. 5' wide concrete sidewalks along all street frontage.
 - * c. 8' wide landscaped islands, each containing a 2" caliper deciduous tree, at all ends of rows of required parking.
 - * d. Dumpster pad with fenced, gated, landscaped enclosure.
 - * e. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
 - * f. Bituminous paving in all areas to be used for the parking and operation of motor vehicles.
 - * g. All landscaping required as a part of application #P04-49.

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.

*** Indicates that these items have been addressed.**

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-28 & #P20-28A



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
 Loc: 8 Massimo Drive
 File: P20-28

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

1. Any increases in impervious area must be mitigated through infiltration of a minimum of one inch of runoff across that area. **20201201 – No mitigation proposed for increases in impervious area. No calculations provided.**
2. Inlet control is needed at existing catch basins in the vicinity of all proposed construction areas. **20201201 – Indicate inlet control on each basin potentially effected by the proposed construction.**
3. Erosion control notes, and details must be provided. **20201201 – Erosion control notes and details have been added. The location of the proposed construction entrance must be shown on the site plan. The location of any proposed temporary soil stockpiles must be indicated.**
4. All existing and proposed outside storage must be shown in detail. The Commission should consider whether outside storage will be allowed on a gravel surface (as exists), or if bituminous pavement will be required. Outside storage is normally prohibited within front yards. **20201201 – A note has been added indicating that outside storage in the front yard will be eliminated. If outside storage is proposed elsewhere on the site, it must be shown on the site plan. Existing outside storage not designated as such, shall be removed from the site.**
5. All proposed vehicle parking areas shall be provided with bituminous pavement surface. **20201201 – Plans have been revised to reflect asphalt in all parking areas. Existing pavement condition is poor, particularly at the northerly driveway entrance. The Commission should consider if existing pavement should be repaired or replaced. At a minimum, the apron at the northerly driveway must be reconstructed.**
6. Limits of the 100 year flood line must be shown on the site plan. **20201201 – Floodplain limits have not been shown on revised site plan. The 100 year flood elevation at this site is 9.0 (NAVD88)**
7. Vehicles expected to traverse the southerly driveway must be identified. Turning movements must be shown for vehicles required to make the 90 degree turn around the southeast corner of the new building addition. All turning movements must occur on paved surfaces. Bollards are recommended at this new building corner.
8. Landscape islands and trees are required at the ends of all parking rows
9. The existing parking lots should be restriped for clarity. All handicap parking spaces must be provided with appropriate signage. A handicap ramp is needed adjacent to the handicap space between the two existing buildings.
10. The outfall from the existing CB in the northerly parking lot must be shown. If this structure is a dry well, it should be so indicated. Pipe sizes, and inverts should be provided for the existing drainage system on the southwest portion of the site.

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| <p>[] Above comments are relatively minor in nature and can be addressed subsequent to an approval.</p> <p>[] Above comments (*) should be addressed prior to deliberations</p> | <p>BOND RECOMMENDATION: \$ 5,000
 \$22,000w/sw</p> <p>DATE REVIEWED 12/01/2020</p> <p>TOWN ENGINEER: J. Andrew Bevilacqua, P.E.</p> |
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JB