

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



REPLY TO:

PLANNING AND ZONING COMMENTS

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

**P20-15 &
P20-15A**

**for 3 AUGUST 2020
444 STATE STREET
(MAP 26, LOT 55)
444 STATE STREET LLC, APPLICANT & OWNER
SITE PLAN & CAM**

CB-40/R-20

Review Comments:

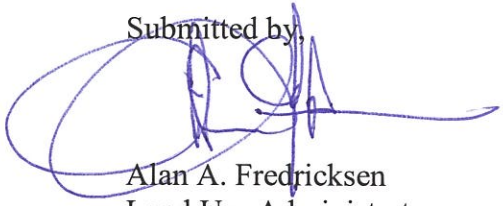
1. These applications are intended to permit the construction of an approximately 3260 square feet addition to the rear of this existing Volkswagon Car Dealership. The addition would contain vehicle bays and service spaces. These applications are nearly identical to applications P19-34 & P19-34A, approved for this property by the Commission on 12 November 2019. Subsequent to those approvals, the owner determined that an additional 1260 square feet was desired for the proper functioning of the service area, resulting in these applications.
2. An approval to expand this existing non-conforming building was granted by the Zoning Board of Appeals on 30 July 2020.
3. The site lies within the Coastal Boundary, necessitating the CAM Application.
4. The Commission needs to determine if the waiver of required sidewalks granted on three (3) earlier applications (#P04-44, #P08-09 & #P19-34) will be extended to this application.

Recommended Conditions of Approval, if granted:

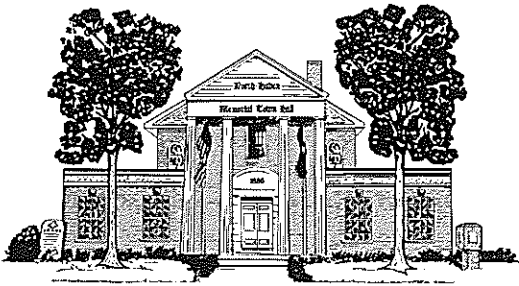
1. Submit revised plans which include:
 - a. Revised notes indicating the number and nature of both applications.
 - b. Existing landscaping and any proposed landscaping.
 - c. Parking calculations.
 - d. Street sidewalks, if required by the Commission.
 - e. Building areas and uses for existing structures.
 - f. Line of 15' required buffer against Residence District.
 - g. Missing 2" caliper tree on north side of northerly driveway.
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
#P20-15 & #P20-15A



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: 08/02/2020

Dev: Building Addition
Loc: 444 State Street
File: P20-15

Comments:

This application is a resubmission of a previously approved plan with an expansion of the previously approved addition. The following Engineering comments from the prior application still apply:

1. Measures to manage soil excavation required for construction of the new addition must be detailed. If material is proposed to be stockpiled on-site, a protected soil stockpile area must be provided. If material is to be immediately removed from the site, a note to this effect should be included.
2. Impacts to the site circulation during construction, and measures to protect the public should be discussed

Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION: \$2,500 ESC

DATE REVIEWED: 07/30/2020

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

Above comments (*) should be addressed prior to deliberations