

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



REPLY TO:

Tel. (203) 239-5321
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PLANNING & ZONING COMMISSION COMMENTS

#P20-25
#P20-25S

for 1 FEBRUARY 2021
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).

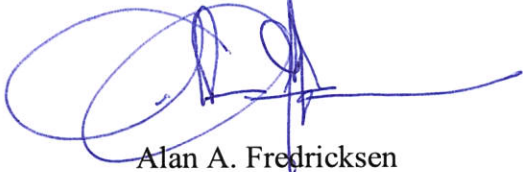
4. Town Counsel has completed the proposed Stormwater Management Inspection and Maintenance Agreement, a copy of which is attached. The agreement incorporates changes proposed by the applicant's counsel.

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 flourish extending to the right.

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