



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



REPLY TO:

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

#P21-06

PLANNING & ZONING COMMENTS
for 7 JUNE 2021
97 DEFCO PARK ROAD
(MAP 95, LOT 27)
JOHN CIFARELLI, APPLICANT
JPK UNLIMITED LLC, OWNER
SITE PLAN APPLICATION

IL-80

Review comments:

1. This application is intended to permit site modifications to this property which contains a 22,180 square feet, single story industrial building which houses Pro-Klean, a restoration and remediation company. Proposed improvements include modifications to the loading dock area as well as storm water quality and landscaping improvements. The Commission approved a change of use to permit Pro-Klean to occupy the building on 11 September 2017.
2. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Approval for this application on 26 May 2021 (#I21-07).
3. The Commission needs to determine if the requested waiver of required street sidewalks will be granted.

Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating there will be no outdoor storage on the property.
 - b. Dumpster pad with fenced, gated enclosure.
 - c. Existing building area and dimensions.
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



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REPLY TO: Engineering

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PLANNING AND ZONING

Date of Meeting: 06/07/2021

Dev: Site Plan
Loc: 97 Defco Park Road
File: P21-06

Comments:

1. Extend the proposed southeasterly retaining wall vertically, or provide another means to prevent trucks utilizing the ramp from rolling off the edge. A fence may also be needed at the top of the wall to protect pedestrians.
2. The FEMA Regulatory Flood Elevation at this location is approximately 16.0 (NAVD88). Please remove the flood limit line digitized from the flood map, as it does not correctly reflect the actual flood limits. The only flood plain that appears on this lot follows the 16.0 contour at the southwesterly corner of the site. No improvements are proposed below this regulatory flood elevation.
3. Show the approximate location of the existing septic system.
4. Show the approximate location of the existing water lateral for the building.

- 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: \$0 ESC
\$ 12,000 SW
DATE REVIEWED 06/03/2021
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.