

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

#P21-12

PLANNING & ZONING COMMENTS FOR 7 JUNE 2021

125 QUINNIAC AVENUE
(MAP 11, LOT 45)

CB-20/R-20

JOSEPH GAMBARDELLA, APPLICANT
SALVATORE GAGLIARDI & JOSEPH GARBARDELLA, OWNERS
SITE PLAN APPLICATION

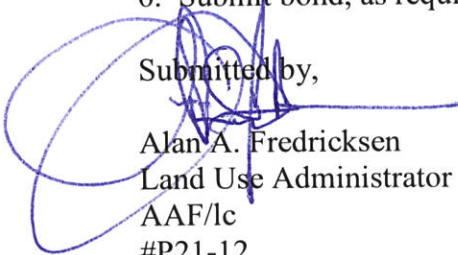
Review Comments:

1. This application is intended to permit the change of use of this existing, approximately 1,225 square feet, single story building from a utility service use to a business office for a plumbing contractor. Three new parking spaces and a new concrete sidewalk are proposed.
2. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral on 26 May 2021 (#I21-05).
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 plans which include:
 - a. A note indicating "#P21-12, Site Plan Approval".
 - b. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated 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 prior to bond release.
6. Submit bond, as required.

Submitted by,


Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P21-12



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PLANNING AND ZONING

Date of Meeting: 06/07/2021

Dev: Site Plan
Loc: 125 Quinnipiac Avenue
File: P21-12

Comments:

1. Indicate handicap ramps at the new building sidewalk, as well as the public sidewalk at the driveway crossing.
2. A permit will likely be required with the CT DOT for work within the State right-of-way.

- 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
\$ 5,700 SW

DATE REVIEWED 06/03/2021
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

AB