



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: 04/19/2021

Dev: Site Plan – Upper Slate School

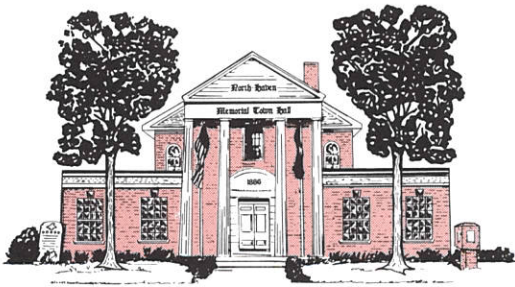
Loc: 5100 Ridge Road

File: P20-38

Comments:

1. Stormwater management control has been reviewed in detail as part of the Inland Wetlands review process. Engineering's final set of comments to the Inland Wetlands Commission is attached for your reference.
2. More detail is needed on the proposed road widening including cross sections, detailed grading plans, a detailed layout plan (with dimensions), and details on the proposed pavement section, and bituminous curb. A line of silt fence should be provided downgradient of the road widening section. Coordinate relocation of the existing utility pole within the southerly road widening area.
3. MH 17 should be replaced with a Gross Particle Separator in order to screen stormwater prior to entering the underground detention system.
4. A trash rack is needed at the stormwater management basin outlet control structure in order to protect against clogging of the 6" low level orifices.
5. Improve signage, and/or provide additional channeling islands in order to prevent vehicles entering the main parking lot from going the wrong way.
6. Provide an additional sidewalk section, handicap ramp, signage, and cross walk just west of the handicap parking spot in order to allow handicap users to safely cross the entry driveway.
7. Provide signage, gate, and/or pavement markings to restrict access to the utility access driveway.
8. A fence or other means of protection should be provided at the top of retaining walls exceeding three feet in height.
9. A site lighting plan should be provided demonstrating no light intrusion on abutting properties.

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- [] Above comments are relatively minor in nature BOND RECOMMENDATION: \$15,000
and can be addressed subsequent to an approval. \$40,000 w/SW
DATE REVIEWED 04/14/2021
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.
- [] Above comments (*) should be addressed prior
to deliberations
- AB*



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

#P20-38S
#P20-38

PLANNING AND ZONING COMMENTS

FOR 19 APRIL 2021

5100 RIDGE ROAD

(MAP 97, LOT 2)

TIMOTHY J. LEE, APPLICANT

THE SLATE SCHOOL, INC., OWNER

SPECIAL PERMIT & SITE PLAN APPLICATIONS

Tel. (203) 239-5321

Fax (203) 234-2130

R-40

Review Comments:

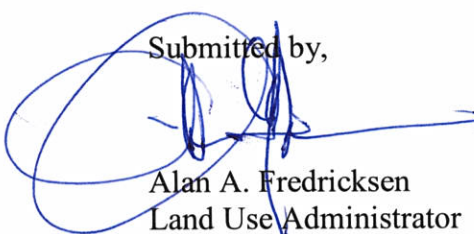
1. These applications, being made in accordance with Section 2.1.1.5 (a) of the regulations, are intended to permit the redevelopment of this approximately 3 acre property from a church to a private school for grades 7 through 12. The applicant proposes to repurpose the existing church structure as a gathering/administrative building and to construct a new, approximately 7,800 square feet, two story academic building. A multi-function courtyard is proposed for the approximately 50 feet wide area between the two buildings. Vehicular access is proposed towards the southern portion of the Ridge Road street frontage.
2. The applicant has represented that the maximum student enrollment being sought is 90 students. Any potential expansion beyond that number would require the approval of a new Special Permit application by the Commission.
3. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral at their 24 March 2021 meeting (#I20-06).
4. A Traffic Study, dated January 26, 2021 performed by SLR (Milone & MacBroom) has been submitted by the applicant.
5. Since this proposed use is not listed in the table following Section 8.5.1.6 of the regulations, the Commission needs to determine if the 36 parking spaces proposed are adequate for this proposed school use.
6. While required street sidewalks are shown on the drawings, the Commission needs to determine if the requested waiver will be granted.
7. This parcel lies entirely within the Aquifer Protection Area and the Planning & Zoning Commission is the Town's Aquifer Protection Agency. The Commission approved the Aquifer Protection Area Regulations with an effective date of 7 May 2012. A copy of the Regulations is attached. A copy of an email dated January 29, 2021, from Kim Czapl of CT DEEP is also attached. Her email clearly articulates that the Commission must prohibit any on site refueling and any on site repairs to any trucks, vehicles or fuel burning equipment.

8. A bound compilation of letters of support for these applications has been provided by the applicant.
9. Opponents of these applications have submitted two bound reports and two illustrative drawings/charts that articulate and support their areas of objection.

Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating “#P20-38S, Special Permit, #P20-38, Site Plan”.
 - b. Correct provided setback dimensions in Zoning Data Table.
 - c. A note indication there will be no outside storage on the property.
 - d. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
 - e. Building dimensions and areas.
 - f. 8’ wide landscaped islands containing one minimum 2” caliper tree at all ends of rows of parking.
 - g. A note indicating that the on site refueling and/or repair of trucks, vehicles and/or any fuel burning equipment is prohibited on this property at any time.
 - h. A site lighting plan showing no light trespass or offensive glare in accordance with Section 2.1.1.8.
 - i. A second handicapped parking space.
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
#P20-38S, #P20-38