



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 2 AUGUST 2021

8 MASSIMO DRIVE

(MAP 35, LOT 7)

**KYLEMAC PROPERTIES, LLC, APPLICANT & OWNER
SITE PLAN & CAM APPLICATIONS**

Tel. (203) 239-5321

Fax (203) 234-2130

#P21-17 &

#P21-17A

IG-80

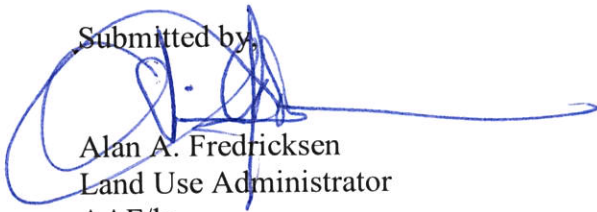
Review Comments:

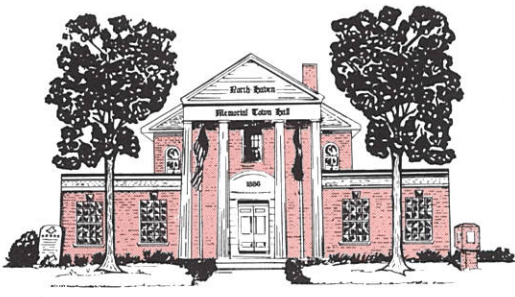
1. These applications are intended to modify applications #P20-28 & #P20-28A, approved by the Commission on 7 December 2020, that permitted the construction of an approximately 5,200 square feet addition to the southernmost of the two buildings on this approximately 1.85 acre lot. Both buildings contain warehouse uses with some office space. The modification being proposed is to add additional pavement to accommodate the outdoor storage of trucks in an area behind the southernmost building already approved for outdoor storage. Drainage improvements are proposed to accommodate this change. The CAM application is required because the site lies within the coastal boundary.
2. Required 5' wide concrete street sidewalks were waived with the prior applications.

Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating “#P21-17, Site Plan Approval” and “#P21-17A, CAM Application”.
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. Revise existing bond to include the work of this application.

Submitted by:


Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P21-17 & #P21-17A



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: 08/02/2021

Dev: Site Plan
Loc: 8 Massimo Drive
File: P21-17

Comments:

1. The revised application expands on the impervious parking area in the rear of the new addition by roughly 2.5x the previous application. No calculations were provided to justify the two dry wells that are included to mitigate the increases in stormwater runoff. The Developer's Engineer must provide calculations justifying their design. Based on our preliminary review of the required volume, it appears that a third dry well is needed.
2. The previously approved bond amount is sufficient to cover this revised proposal.

- 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: \$ None
DATE REVIEWED 07/29/2021
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.