

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**#P21-28**

**PLANNING & ZONING COMMENTS  
FOR 8 NOVEMBER 2021  
245 SPRING ROAD  
(MAP 38, LOT 52)  
TIMBERWOOD HOMES, LLC, APPLICANT  
355 COE, LLC, OWNER  
SUBDIVISION APPLICATION**

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

**R-20**

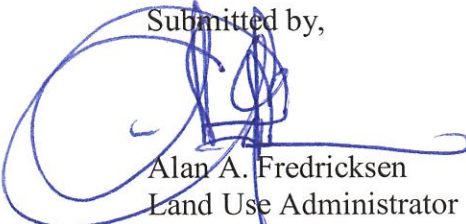
**Review Comments:**

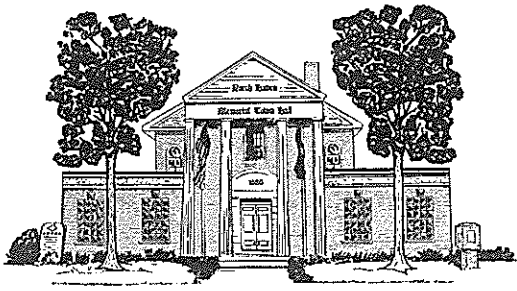
1. This application is intended to permit the subdivision of this approximately 1.09 acre parcel into two (2) residential building lots. The existing house on the property would remain on lot #1, which would become approximately .46 acres.

**Recommended Conditions of Approval, if granted:**

1. Submit revised plans which include:
  - a. A note indicating “#P21-28, Subdivision Application”.
  - b. Street address number for new lot, as provided by Town Assessor.
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. Provide as-built prior to bond release.
5. Post bond, as required.

Submitted by,

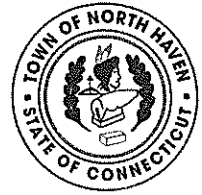
  
Alan A. Fredricksen  
Land Use Administrator  
AAF/lhc  
#P21-28



# 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: 11/08/2021**

Dev: Two Lot Subdivision  
Loc: 245 Spring Road  
File: P21-28

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Comments:

1. Provide a detail and indicate the proposed width of the driveway to the new lot.
2. Sewer Lateral permits will be required for each of the building laterals.

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BOND RECOMMENDATION: \$12,500  
 DATE REVIEWED 10/26/2021  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.