

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

## PLANNING AND ZONING COMMENTS for 8 NOVEMBER 2021

#P21-26 &  
#P21-26A

400 SACKETT POINT ROAD  
(MAP 35, LOT 9)

IG-80

**METTLER REALTY, LLC, APPLICANT & OWNER  
SITE PLAN & CAM APPLICATIONS**

### Review Comments:

1. These applications are being made in an effort to satisfy the condition of approval imposed by the Commission on 5 June 2017 in approving the Niklyn Corp.'s change of use for a metal fabricating and finishing use. The condition required receipt and approval of Site Plan and CAM applications within 90 days.

Principally, the applicant is seeking approval for outdoor storage in accordance with Section 10.1.3.25. Additionally, approval of an area in the southeast corner of the property for outdoor storage of trucks and trailers is being sought. No landscaping or fencing improvements are proposed. All of the uses require approval except Sunrunner Trucking which was previously approved.

A similar set of applications (#P18-07 & #P18-07A) were made and then withdrawn on 3 August 2018 because revised drawings were not produced in a timely enough manner.

Another similar set of applications (#P19-01 & #P19-01A) were made and then withdrawn on 1 May 2019 because drawing revisions were again not completed in a timely manner.

Another set of applications (#P19-28 & #P19-28A) were made and subsequently denied on 2 December 2019 because they did not address all of the violations on the property.

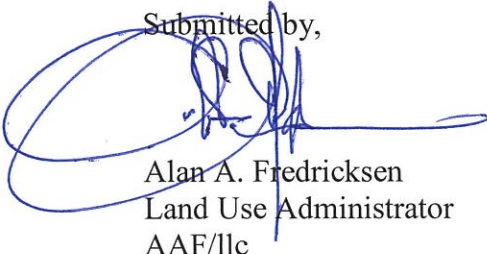
2. Verification of the historic acceptance that there are no Inland Wetlands soils on the property needs to be provided.
3. A review of the site revealed inoperable trucks, trailers and other equipment. These items need to be removed from the property and disposed of properly in accordance with all applicable regulations, rules and laws. Any approval granted should be made contingent on this.

4. The Commission needs to determine what, if any, fences/barriers will be required to delineate and otherwise contain the various proposed outdoor storage areas and what screening might be required. Outdoor storage still exists in areas where it is not proposed. It should be removed from these areas prior to any approval taking effect.
5. The Commission needs to determine if any improvements to the property will be required relative to pavement, drainage or landscaping. The condition of the parking areas is poor.
6. The Commission needs to determine if the requested waiver of required street sidewalks will be granted.

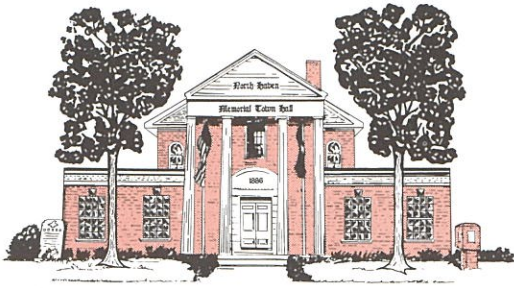
**Recommended Conditions of Approval, if granted:**

1. Submit revised drawings which include:
  - a. A note indicating “#P21-26, Site Plan Approval and #P21-26A, CAM”.
  - b. Clear delineation of areas to be used for outdoor storage and what will be stored.
  - c. A note indicating that all inoperable trucks, trailers, other equipment and debris will be removed from the property and properly disposed of in accordance with all applicable laws and regulations.
  - d. Any fences/barriers or screening required by the Commission.
  - e. Screened, gated dumpster pads and enclosures.
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



**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: Change of Use Site Plan  
 Loc: 400 Sackett Point Road  
 File: P21-26

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Comments:

**The site plan has been revised since the last submission in 2019. The following is an update on Engineering comments from this time:**

1. Existing site contours and the plotted flood elevation lines should be smoothed for clarity. **20211026 – Contours and flood limits line have been revised for clarity.**
2. The floor elevations of all sections of the existing buildings should be confirmed to be on the same datum as the site contours and plotted flood limit line. **20211026 – Note 2 continues to indicate that floor elevations have not been verified on the same datum as the contours.**
3. Based on the information provided, it appears that the existing buildings are subjected to flooding during storms smaller than the 100 year event. The Applicant is advised that damage to the existing building structure, mechanical and electrical systems, and building contents is possible. If he/she hasn't done so already, the Applicant should consider implementation of flood proofing measures to afford some level of protection to the building and its contents. **20211026 – Informational comment remains**
4. The potential exists for flooding of the proposed outside storage areas. All vehicles, equipment, or materials stored within these areas must be secured to prevent displacement during a flood event. **20211026 – Comment remains**
5. Indicate any proposed new fencing, or changes to site lighting (with photometrics) associated with the outdoor storage areas. **20211026 – No new fencing or lighting is proposed.**
6. Pavement condition within the existing parking lot is poor at best. Due to the repurposing of the existing pavement surfaces, the Commission may wish to consider requiring pavement repairs/replacement as part of this proposed action. **20211026 – No pavement improvements have been proposed.**
7. No measure of stormwater management is proposed as part of the proposed application. The Commission may wish to consider requiring some measure of stormwater retention as part of this application. **20211026 – No stormwater management improvements have been proposed.**
8. Changes to pavement markings and any effects on site circulation associated with the new outside storage areas must be a part of this application. **20211026 – No changes to existing pavement markings have been proposed.**

BOND RECOMMENDATION: \$3,500 ESC  
 \$20,000 w/walk

DATE REVIEWED 10/26/2021

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.