

February 19, 2021

Alan A. Fredricksen, Land Use Administrator
Town of North Haven
18 Church Street
North Haven, CT 06473

Re: Application #P21-01 Site Plan
Application #P21-01S Special Permit
404 & 412 Washington Avenue

Dear Mr. Fredricksen:

We are in receipt of review comments from multiple Town departments regarding the project noted above. Our responses are indicated below in ***bold italic*** text and are as follows:

PLANNING AND ZONING

1. These applications are intended to permit the redevelopment of these two properties, which currently contain the approximately 14,000 square feet Connex Credit Union office and bank branch (#412 Washington Avenue) and the now off-line Fantasia Banquet Facility (#404 Washington Avenue) into two properties that would contain a Connex Credit Union office facility (#412 Washington Avenue) and a Connex Credit Union bank branch with a three story, multi-family, residential housing building containing 88 residential dwelling units (#404 Washington Avenue). The applications are being made in accordance with Section 4.4.1.38 of the regulations proposing approval as an Upper Washington Avenue Multi-Use Development. The Special Permit is required by Section 4.4.1.38.10. A lot line revision is proposed to increase the lot area of #404 from 4.04 acres to 5.65 acres while decreasing the lot area of #412 to 2.04 acres.

On 1 October 2018, the Commission approved 88 residential units under the same Upper Washington Avenue Multi-Use Development regulation (#P18-20 and #P18- 20S). On 6 January 2020 the Commission approved an amendment to the regulations that reduced the total number of units permitted under Section 4.4.1.38 to 213 units. With the 125 units built at 520 Washington Avenue (The Flats) the approval of these 88 units would exhaust this regulation.

Response: This development includes a lot line revision and 88 residential units.

2. The Police Chief and the Fire Chief have both provided comments on this application.

Response: We are in receipt of comments from both Fire and Police. Responses are included in this letter.

3. The Commission may consider a requirement for bicycle racks in accordance with Section 8.5.1.7.

Response: Bicycle racks can be added if deemed necessary by the Commission.

4. A “Traffic Study”, dated January 2021, produced by BL Companies has been submitted in support of the application.

Response: The Traffic Study will also be submitted to CTDOT for additional State permitting.

5. The Commission may consider requiring property line fencing in accordance with Section 4.4.1.38.9.

Response: Fencing can be added if deemed necessary.

6. 230 parking spaces are proposed. 202 parking spaces are required without invoking the shared parking calculation. The shared parking calculation would reduce required parking to 144 spaces.

Response: Total parking between the two lots has been reduced to 227 spaces as a result of plan revisions required for comment response.

RECOMMENDED CONDITIONS OF APPROVAL

1. Submit revised drawings which include:
 - a. A note indicating “P21-01S, Special Permit Application, and #P21-01, Site Plan Application”.

Response: This note has been added to the Cover Sheet.

- b. Intermediate 8’ wide landscaped islands at all rows of more than 16 parking spaces (four additional islands required).

Response: Intermediate 8-ft wide landscape islands have been added to the site plans as requested. See Site Plan and Landscape Plan.

- c. One minimum 2” caliper deciduous tree in all landscaped islands at all ends of rows of parking and in all intermediate islands.

Response: 2-inch caliper deciduous trees are provided at the ends of rows of parking and intermediate landscape islands. Refer to Landscape Plan.

- d. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.

Response: A note has been added to Landscape Plan LL-1 indicating that a sprinkler system shall be required in all maintained landscape areas.. See Note #4.

- e. Verification that all residential units will be serviced by an automatic sprinkler system.

Response: Correct, all residential units will be serviced by an automatic sprinkler system.

- f. All pad mounted mechanical equipment.

Response: Mechanical equipment is proposed to be roof mounted. Electrical transformers shall be pad mounted. Refer to Site Utility Plan SU-1.

- g. Eliminated unit #126 in schedule on sheet A-002.

Response: The schedule will be revised.

- h. A note indicating there will be no outdoor storage on the property.

Response: A note has been added to the General Notes plan GN-1 stipulating no outdoor storage following the completion of construction. . See Note #114.

- i. Coordinated dumpster detail with plan notes (CMU or chain link fence?).

Response: Dumpster enclosure details on Sheet DN-4, and Site Plan SP-1 callout the wall to be split face block to match each building. Refer to sheets DN-4 and SP-1.

- j. Clearly shown and labeled required buffers against all residential zones. Augmented plantings as necessary to comply with Section 4.4.1.38.9.

Response: Callouts have been added to the Site Plan SP-1 and Landscape Plan LL-1 to designate the side and rear buffer required against residential zones, and property containing residential uses. Supplemental plantings have been added. Refer to Landscape Plan LL-1.

2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.

Response: Refer to Note #2 under Operation Requirements, Sediment and Erosion Control Notes plan EC-2, for note indicating ZEO shall inspect erosion controls prior to commencing site work.

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.

Response: Refer to Sediment and Erosion Control Note #33 on Sediment and Erosion Control Notes Plan EC-2.

4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.

Response: The Applicant will file applications for proposed signage and fencing as necessary.

5. Submit an as-built plan prior to bond release.

Response: The Applicant will prepare and submit to Town staff an as-built plan following the completion of construction and as a condition for bond release.

6. Post bond, as required.

Response: The Applicant shall post a bond as required prior to the start of construction.

ENGINEERING DEPARTMENT

1. Provide a detail on the new 36" pipe outfall to the south. The pipe outlet should be reinforced with riprap to protect against erosion at the outfall.

Response: Modified rip-rap has been added to the outlet of the 36" pipe. The existing outfall and headwall is to be maintained and supplemented with modified rip-rap. Refer to Grading and Drainage Plan GD-1 and Detail Sheet DN-4.

2. Existing drainage pipes and structures slated for reuse shall be cleaned at the conclusion of construction.

Response: This note has been added to General Note Sheet GN-1. See Note #115.

3. The remaining section of drainage swale running through the center of the site shall be cleaned of debris and sediment at the conclusion of construction.

Response: This note has been added to the General Note Sheet GN-1. See Note #115.

4. Provide sediment protection at the inlet to the existing 36" pipe draining the swale at the center of the site.

Response: Rip rap protection has been added to the inlet of the 36" pipe draining the swale. Refer to Grading and Drainage Plan GD-1.

5. Existing site soils shall be tested for permeability, seasonal groundwater and ledge depth to be sure that the existing soils will function as intended in the stormwater report. The infiltration galleries shall be designed to drain within 24 hours to ensure that adequate capacity is available for subsequent storm events.

Response: Permeability testing, seasonal groundwater and ledge depth shall be confirmed prior to system installation and the design shall be modified as needed. The system outlets shall be adjusted to provide of 24-hr maximum residence time.

The existing onsite underground infiltration systems have been in operation for 15 and 4 years respectively and have managed stormwater runoff without incident.

6. A gross particle separator shall be provided immediately upstream of the proposed infiltration galleries in order to reduce possible sediment loading to these facilities.

Response: Hydrodynamic separator #5 has been added upstream of the proposed infiltration galleries. See Grading and Drainage Plan GD-1.

7. A detailed long-term inspection and maintenance plan is needed for the proposed stormwater management systems. Include details on frequency of inspection and cleaning for each component of the system.

Response: See attached Stormwater Operartion & Maintenace Plan that includes recommendations for inspections and cleaning of system components.

8. Provide a minimum of 10 feet separation between the proposed water and sewer lateral lines.

Response: Utilities have been revised to provide 10-ft separation between water and sewer laterals. See Site Utility Plan SU-1.

9. Separate sanitary lateral connections are needed for each building on the site. The existing lateral serving the existing building at 404 Washington can be reused, so long as it is CCTV inspected and found to be in acceptable condition. Separate sanitary sewer

permits will be needed for each of the new buildings, and may be obtained through our Public Works office. The existing building lateral is located approximately 130' north of the existing sanitary manhole in front of 392 Washington Avenue.

Response: Separate sanitary sewer lines are provided for the two new buildings. The proposed bank branch building will utilize the existing service lateral for Fantasia. The lateral will be video inspected and confirmed to be acceptable prior to connection. Connection permit applications will be submitted to the Public Works office.

10. Trees are needed at the ends of all parking rows.

Response: Trees have been added at the end of parking rows. Refer to Landscape Plan LL-1.

11. The Developer's Engineer shall coordinate the traffic study with the CT DOT Traffic Section. The study prepared for the Amazon Development was found to be flawed, resulting in excessive delays for northbound left turns into the Amazon facility. CT DOT is aware of the issues and is working with Amazon on possible solutions.

Response: BL Companies will coordinate with CTDOT regarding offsite improvements to the operation of the existing traffic signal.

DEPARTMENT OF POLICE SERVICES

The above referenced agenda items for the February 1, 2021 Planning & Zoning Meeting, and their respective supporting documents, have been received and reviewed. As submitted, these items are not expected to impact police operations and they require no further police comment.

FIRE DEPARTMENT

1. There are two primary concerns with this proposal. The first is the accessibility to Lot #1 which will require the installation and maintenance of fire lane access along the rear of the building (south side) and potentially the side of the building (east side). Installation of grass pavers would be acceptable as long as it's maintained throughout the winter season.

Response: An access path and fire lane with grass pavers has been added to the east side of the building, and the access path extended along the south side of the building. The path will be maintained throughout the winter. See Site Plan sheet SP-1.

2. The second concern is that there are no fire hydrants identified within the proposed drawings. Two (2) hydrants will need to be installed on site, one of which will need to be in close proximity to the FDC. Both hydrant locations can be mutually agreed upon at a

later date although a commitment will be needed from the applicant. Additionally bollards will need to be installed in front of all ground floor gas meters. The FD requests that the contractor(s) schedule a meeting with Office of the Fire Chief to resolve issues. The FD will need to review building plans to determine compliance with fire & life safety code requirements.

Response: Two fire hydrants are proposed on-site, refer to Site Utility Plan SU-1. Bollaeds are also shown at the gas meter location to the proposed residential building. The building architect met with the Fire Marshal to review concerns and discuss the location of the emergency access path.

We trust this addresses your concerns. Should you require additional information, feel free to contact me at 203-608-2514.

Sincerely,

John Schmitz
Senior Engineer II

