



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 1 MARCH 2021

#P21-01 &

404 & 412 WASHINGTON AVENUE

CB-40/R-12

#P21-01S

(MAP 85, LOT 27 & MAP 90, LOT 61)

**CONNEX CREDIT UNION, INC., APPLICANT & OWNER
SPECIAL PERMIT & SITE PLAN APPLICATIONS**

Review Comments:

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.

Revised plans have been submitted which are intended to satisfy staff comments and the comments of the Fire Chief.

2. The Police Chief and the Fire Chief have both provided comments on this application. **The Fire Chief has resubmitted comments.**
3. The Commission may consider a requirement for bicycle racks in accordance with Section 8.5.1.7.
4. A "Traffic Study", dated January 2021, produced by BL Companies has been submitted in support of the application.

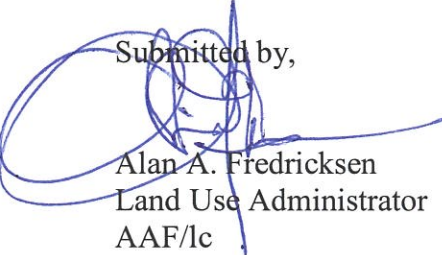
5. The Commission may consider requiring property line fencing in accordance with Section 4.4.1.38.9.
6. **227** parking spaces are proposed. 202 parking spaces are required without invoking the shared parking calculation. The shared parking calculation would reduce required parking to 144 spaces.

Recommended Conditions of Approval, if granted:

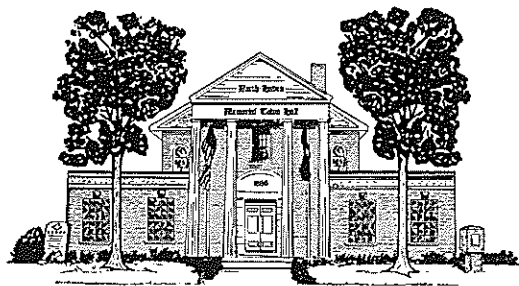
1. Submit revised drawings which include:
 - * a. A note indicating "P21-01S, Special Permit Application, and #P21-01, Site Plan Application".
 - b. Intermediate 8' wide landscaped islands at all rows of more than 16 parking spaces (four additional islands required).
 - c. One minimum 2" caliper deciduous tree in all landscaped islands at all ends of rows of parking and in all intermediate islands.
 - * d. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
 - e. Verification that all residential units will be serviced by an automatic sprinkler system.
 - * f. All pad mounted mechanical equipment.
 - g. Eliminated unit #126 in schedule on sheet A-002.
 - * h. A note indicating there will be no outdoor storage on the property.
 - * i. Coordinated dumpster detail with plan notes (CMU or chain link fence?).
 - j. Clearly shown and labeled required buffers against all residential zones. Augmented plantings as necessary to comply with Section 4.4.1.38.9.
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.

*** Indicates that these items have been resolved.**

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P21-01, #P21-01S



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: 03/01/2021

Dev: Site Plan

Loc: 404 & 412 Washington Avenue

File: P21-01

Comments (Revisions are in BOLD):

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. **20210224 – Detail of riprap outlet has been provided.**
2. Existing drainage pipes and structures slated for reuse shall be cleaned at the conclusion of construction. **20210224 – A note has been added.**
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. **20210224 – A note has been added.**
4. Provide sediment protection at the inlet to the existing 36" pipe draining the swale at the center of the site. **20210224 – Riprap has been added to the pipe inlet. Silt fence and/or haybale protection should also be provided at this inlet during construction.**
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. **20210224 – The Developer's Engineer has indicated that test pits and permeability testing will be performed during construction. These tests should be performed as early as possible during construction in order to maximize flexibility in the event that some level of redesign is required.**
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. **20210224 – GPS #5 has been added to the plans.**
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. **20210224 – A written detailed "Site Operations and Maintenance Plan" has been provided. This plan must be shared with, and carefully followed by the people responsible for long term maintenance of the storm drainage systems.**
8. Provide a minimum of 10 feet separation between the proposed water and sewer lateral lines. **20210224 – Plan has been revised.**
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. **20210224 – Separate laterals are now provided for each building. Please provide the CCTV inspection video to the Town Engineer for review early in the construction process.**
10. Trees are needed at the ends of all parking rows. **20210224 – Trees have now been added to the plan.**
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. **20210224 – Comment remains**

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- [] 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: \$ 22,500
DATE REVIEWED 02/24/2021
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

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