

# 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 & ZONING COMMENTS FOR 1 MARCH 2021

#P21-02 &  
#P21-02S

343 & 379 CLINTONVILLE ROAD  
(MAP 69, LOT 55)

EH

VIGLIOTTI CONSTRUCTION CO., APPLICANT  
PIEPERS' FARM, LLC, OWNER  
SPECIAL PERMIT & SITE PLAN APPLICATIONS

### Review Comments:

1. These applications are intended to permit the development of these two (2) properties, that total approximately 12.8 acres combined, as an elderly housing facility. The applicant proposes to construct a 60 unit, three story, age restricted residential multi-family building on each subject parcel. Additionally, a Club House building is proposed on the westernmost parcel (#343 Clintonville Road) for use by all 120 units. Parking for the proposed facility is arranged in the southern portion of the site along Clintonville Road. An additional 14 parking spaces are proposed to the east of the building at #379 Clintonville Road, but are intended for use by residents of the adjacent facility to the east, Tuscan Villa, also owned by the applicant.

On 1 April 2019 the Commission approved application #P19-03, changing the zoning district of these properties to an Elderly Housing EH Zoning District. A condition of this approval is that a minimum of ten (10) percent of the units to be constructed must qualify as "affordable" under the guidelines of the State of Connecticut for affordable housing.

On 2 March 2020, the Commission approved application #P20-04, subdividing the property into the two shown parcels.

On 30 July 2020, the Zoning Board of Appeals approved side yard setback variances of 18' to allow 32' side yard setbacks where the two parcels abut each other (#P20-10).

On 24 February 2021, the Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and Positive Site Plan Referral for this proposed development (#I20-07).

These applications are being made in accordance with Section 2.4.1 of the Regulations.

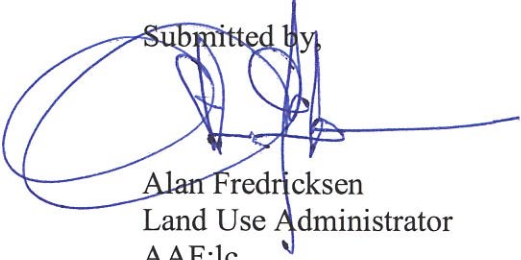
2. A supplemental drawing entitled "Fire Access Sketch" has been provided to resolve comments made earlier by the Fire Chief. He has provided an email stating that these changes to the plan are acceptable to him, with his outlined conditions. A copy of his email is attached to these comments.
3. A traffic study dated December 15, 2020, produced by Milone & MacBroom has been submitted in support of the application.
4. 147 parking spaces are proposed for this development. 120 parking spaces are required by the Regulations.
5. Cross easements will need to be filed between the two subject parcels and the easterly property at 415 Clintonville Road for shared parking, access, and all other elements in common.
6. The applicant has submitted an affordability plan in accordance with the requirements of the zone change showing that a minimum of ten percent (10%) of the dwelling units will be deed restricted as affordable units.

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

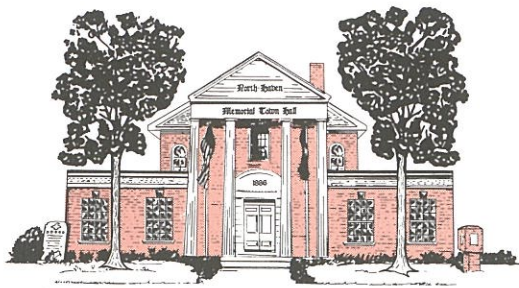
1. Submit revised plans which include:
  - a. A note indicating "#P21-02S, Special Permit Application, and #P21-02, Site Plan Application".
  - b. Revised drawing index to correct numbering sequence.
  - c. Vegetation clearing recommended in Traffic Report and a note indicating it's maintenance.
  - d. Signage and pavement markings in accordance with the Fire Chief's comments for the fire access areas, with notes indicating their all year maintenance.
  - e. Specific notes indicating all buffers required by Section 2.4.1.1. (j) and a line showing their extents. Additional plantings added on the west side of the property to satisfy the buffer width requirement.
  - f. 8' wide landscaped islands at all ends of parking. All islands must contain a minimum of one 2" caliper tree in accordance with Section 8.7.9 (1).
  - g. Indication that all maintained landscaped areas will be serviced by an automatic sprinkler system.
  - h. Relocated dumpster out of front yard setback.
  - i. Elimination of light trespass exceeding one footcandle on easterly property line.
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 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

A handwritten signature in blue ink, appearing to be 'Alan Fredricksen', written over the 'Submitted by' text.

Alan Fredricksen  
Land Use Administrator  
AAF:lc  
#P21-02S & #P21-02



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## PLANNING AND ZONING

**Date of Meeting: 03/01/2021**

Dev: Site Plan  
Loc: 343/379 Clintonville Road  
File: P21-02

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### Comments:

1. Trees are needed at the ends of all parking rows
2. Clarify the need for ramps and associated truncated domes at the handicap parking spaces
3. Entrance driveway width must be a minimum of 30'. Driveway flares at Clintonville Rod must be a minimum of 20' radius.
4. A profile of the proposed driveway is needed in order to better understand the slope transition between the driveway and Clintonville Road. The Applicant should maximize the length of a flat area (<3%) at the top of the driveway in order to ease the transition, maximize visibility, and minimize vehicle stacking length on the stepper sections of the driveway.
5. Provide ramps and a cross walk at the driveway entrance at Clintonville Road.
6. Brush removal as noted in the traffic study to improve site distance to the east, should be shown on the site plan.
7. Stormwater and erosion control issues have been successfully resolved during the Inland Wetlands review process.
8. Approval will be needed by CT DOT for the proposed curb cut onto Clintonville Road.

- [ ] 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: \$ 60,000  
 DATE REVIEWED 02/25/2021  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.