



TOWN OF NORTH HAVEN
MEMORIAL TOWN HALL / 18 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

#P21-08S
#P21-08

PLANNING AND ZONING COMMENTS
for 5 APRIL 2021
80 OLD BROADWAY WEST
(MAP 66, LOT 14)

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

IL-30

NEW HAVEN LODGE NO. 25 B.P.O.E, APPLICANT & OWNER
SPECIAL PERMIT APPLICATION &
SITE PLAN APPLICATION

Review Comments:

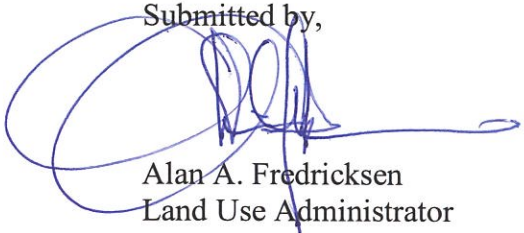
1. This application is intended to permit the change of use of this existing approximately 2,100 square feet, two story building from a bar (Doran's) to an Elk's Lodge. The existing, non-conforming apartment on the second floor will be forfeited if this application is approved.
2. Since the proposed parking is not in accordance with the table in Section 8.5.1.6 of the regulations, the Commission needs to determine if the proposed 33 parking spaces will be adequate for this use.
3. The Commission needs to determine if a partial waiver of required street sidewalks will be approved.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating, "#P21-08, Site Plan Approval" & "#P21-08S, Special Permit".
 - b. A note indicating there will be no outdoor storage on the property.
 - c. 5' wide concrete sidewalks along entire frontage unless waived by the Commission.
 - d. Zoning Data Table with parking calculations.
 - e. Indication of second floor proposed use.
 - f. Dimensioned building setback lines.
 - g. Fenced, gated, landscaped dumpster enclosure.
 - h. 2' caliper deciduous trees at all ends of rows of parking.
 - i. Location map.
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
#P21-08S & #P21-08
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: 04/05/2021

Dev: Site Plan
Loc: 80 Old Broadway West
File: P21-08

Comments:

1. One inch of runoff from all new impervious areas must be infiltrated into the ground. Provide soils testing demonstrating the ability to drain into the soils, and verifying that groundwater or obstructions will not affect this infiltration or storage capacity.
2. The existing catch basin at the northeasterly corner of the site indicates an existing invert nearly 10 feet below the frame elevation. Please indicate the size, and outfall location for this pipe. Also, an analysis of the existing and proposed flooding depths at this catch basin must be provided. Increasing flooding depths at this point would result in additional flooding on adjoining properties which is prohibited.
3. Wheel stops are needed at parking spaces not protected with curbing to keep vehicles from encroaching beyond the pavement limits.
4. The limits of the proposed depressed vegetated swale must be revised to not encroach upon the Town right-of-way.
5. Trees are needed at the ends of all parking rows.
6. Provide details of proposed handicapped parking spaces including required signage.
7. Silt fence must be shown within the limits of the property.
8. A soil stockpile area should be provided including proper erosion control.
9. Sidewalks must be shown along all frontage of the lot. A sidewalk waiver may be requested if desired.
10. A trash rack is needed at the inlet to the outlet structure to reduce the likelihood of clogging from trash and debris.
11. A detailed maintenance plan must be provided outlining the long-term care required by the owner to ensure proper function of the various components of the proposed stormwater management facilities.

Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION: \$3,500 ESC
\$18,500 w/SW

DATE REVIEWED 03/30/2021

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

Above comments (*) should be addressed prior to deliberations

