

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

#P21-18 **PLANNING AND ZONING COMMENTS** **CB-20/R-12**
FOR 13 SEPTEMBER 2021
146 WASHINGTON AVENUE, 5 MONROE STREET &
8 BLAKESLEE AVENUE
(MAP 73, LOTS 34, 35 & 32)
144 WASHINGTON AVENUE, LLC, APPLICANT & OWNER
SITE PLAN APPLICATION

Review Comments:

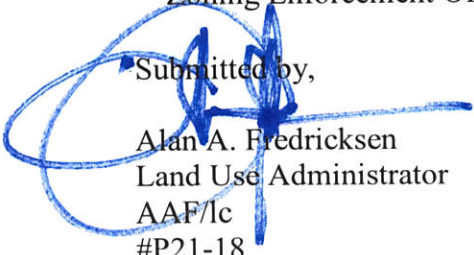
1. This application is intended to modify application #P21-10, approved by the Commission on 3 May 2021. The modification being proposed is the use of one of the two interior tenant spaces would be changed from retail to a fast food restaurant, Jimmy John's Sandwiches. No site changes are proposed. The submitted drawings demonstrate that all of the conditions of approval for application #P21-10 have been met.

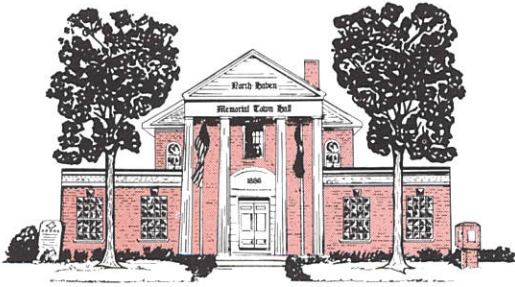
2. The prior approval for this property, #P21-10, provided 74 parking spaces which complies with the requirements of Section 8.5.1.6 of the Regulations. This application necessitates that the Commission make a determination as to the adequacy of the parking for this combination of uses. The application has submitted a Parking Analysis, prepared by BL Companies and dated June 14, 2021 in support of this application. The analysis concludes that 71 spaces are appropriate for this development. The Regulations require 84 spaces. 74 spaces are proposed.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating "#P21-18, Site Plan Approval".
 - b. Revised drawing index for this drawing set.
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.

Submitted by,


Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P21-18



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO: Engineering

PLANNING AND ZONING

Tel. (203) 239-5321

Fax (203) 234-2130

Date of Meeting: 09/13/2021

Dev: Site Plan
Loc: 146 Washington Avenue
File: P21-18

Comments:

1. This new proposal incorporates a Fast-Food use (Jimmy John's) where the space was previously approved as Retail. After review of the provided revised parking analysis, Engineering has no significant issues with this change.

BOND RECOMMENDATION: No Change

DATE REVIEWED 09/01/2021

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