



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

#P21-19

## PLANNING & ZONING COMMENTS

FOR 13 SEPTEMBER 2021

85 SACKETT POINT ROAD

(MAP 37, LOT 126)

IL-80/IG-80

JOHN ZYRLIS – AGENT FOR KERSTINE LLC, APPLICANT

KERSTINE LLC, OWNER

SITE PLAN APPLICATION

### Review Comments:

1. This application is intended to modify application #P19-18, approved by the Commission on 3 June 2019. Modifications include increasing the paved area to the rear of the building and on it's east side to allow truck access to the rear overhead doors and truck turning on the east side.
2. All conditions of approval for application #P19-18 must be specifically noted as being a part of any modified approval granted.
3. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral on 25 August 2021 (#121-09).

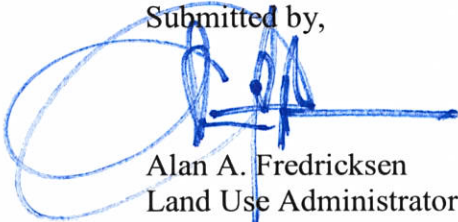
### Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
  - a. Completed note indicating the application number.
  - b. Relocated dumpsters from front yard, with gated, landscaped enclosure.
  - c. Improvement Location Survey in drawing index.
  - d. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
  - e. Elimination of second sheet #4 from drawing set.
  - f. Irrigation system for all maintained landscaped areas.
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 regulated 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 prior to bond release.

6. Revise existing \$2,500.00 bond to included the work of this application.

Submitted by,

A handwritten signature in blue ink, appearing to read 'A. Fredricksen', with a large, sweeping flourish on the left side.

Alan A. Fredricksen  
Land Use Administrator  
#P21-19



# TOWN OF NORTH HAVEN

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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: 85 Sackett Point Road  
File: P21-19

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Comments:

1. This new proposal revises the driveway at the south and east of the proposed building to better allow trucks to access the rear of the building. The previously approved surface detention basin has been replaced with an underground galley system. Engineering provided comments to the Inland Wetland Commission (attached) as part of our review of this proposal. The Inland Wetland comments should be incorporated into any P&Z action on this application. Engineering has no further comments.

BOND RECOMMENDATION: No Change

DATE REVIEWED 09/01/2021

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



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO Engineering

Tel. (203) 239-5321  
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## INLAND WETLANDS

**Date of Meeting: 08/25/2021**

Dev: Proposed Warehouse Building  
Loc: 85 Sackett Point Road  
File: 121-09

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### Comments:

1. The previously approved application has been modified to expand the access drive along the east side of the site. The previously proposed surface infiltration basin has been removed and replaced with an underground retention system. Based on this new plan, we have the following comments:
  - a. The drainage report narrative discusses the utilization of hooded inlets at the catch basin outlets. A detail for these hoods must be provided. The hoods should be specifically called out on the proposed Drainage Plan.
  - b. Follow manufacturers recommendations for dissipating energy or armoring against erosion at each inlet to the underground retention system.
  - c. It appears that bituminous curb is proposed along the south and easterly edges of the proposed expanded driveway area. We recommend utilizing a slightly depressed level section of curb adjacent to each catch basin to facilitate any emergency overflows. Please provide a level riprap pad behind the curb at these locations to dissipate energy, and reduce erosion potential.

- [ ] 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: \$3,500(from prior)  
 DATE REVIEWED: 08/23/2021  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.