



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**#P21-21 &
#P21-21A**

**PLANNING & ZONING COMMENTS
FOR 13 SEPTEMBER 2021
600 UNIVERSAL DRIVE NORTH
(MAP 21, LOT 12)
PANERA, LLC, APPLICANT
CINEMARK USA, INC., OWNER
SITE PLAN & CAM APPLICATIONS**

Tel. (203) 239-5321
Fax (203) 234-2130
IL-80

Review Comments:

1. These applications are intended to reapprove the construction of a new, single story, Panera Restaurant on this 1.17 acre site, but with a footprint reduction of approximately 560 square feet to 3,812 square feet and with modifications to the drive-thru feature to allow for two queuing lanes leading to two order stations. The original applications were approved by the Commission on 1 July 2019 (#P19-19 & #19-19A). The CAM application is being made because the site lies within the Coastal Boundary.
2. Thirteen (13) parking spaces depicted on this site plan are intended for Cinemark's use and sixteen (16) are intended for Chick-Fil-A's use. While the parking calculation contained in the zoning data table needs to be revised to reflect the new building and patio areas, my calculations indicate that 63 parking spaces are required for the Panera use and that 69 are being provided.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating "#P21-21, Site Plan; #P21-21A, CAM".
 - b. 2" caliper trees in all islands at all ends of rows of parking.
 - c. Corrected parking calculation.
 - d. Revised parking layout in northeast corner to coordinate with hotel parking layout.
 - e. Revised island width to 8' at drive-thru entrance.
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 two as-built plans prior to bond release.
6. Post bond, as required.

Submitted by


Alan A. Fredricksen
Land Use Administrator



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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 – Panera
Loc: 600 Universal Drive
File: P21-21

Comments:

1. The revised proposal reorients the proposed restaurant on the site, and adds a second drive thru lane. This new site orientation, reduces the proposed improvements over the Town's storm drainage line, which was a concern during the prior site plan review.
2. There appears to be a conflict between the westerly end of the drive thru by pass lane and the proposed dumpster enclosure fence. Please revise.
3. Consideration should be made to substituting a short retaining wall for the proposed slope paving along the northly limits of the drive thru by pass lane. A guiderail should be provided at the top of the wall to protect the hotel driveway.

BOND RECOMMENDATION: \$12,500

DATE REVIEWED 09/09/2021

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



September 9, 2021

TO: North Haven Planning and Zoning Commission

FROM: Lynn Fox R.S. Chief, Environmental Health

RE: File # P21-18

Location: 146 Washington Avenue

Proposal: Proposed Retail Development including two food establishments

Applicant: Carmine Capasso

The Quinnipiack Valley Health District (QVHD) has reviewed the above referenced proposal relative to conformance with the applicable sections of the Public Health Code of the State of Connecticut and the Environmental Health Regulations of the Health District. We have the following comment(s):

Food Establishments:

If the proposal is approved by the various town commissions, the applicant would have to provide this Health District with sufficiently detailed plans, which identifies the proposed foods/menu and a sufficient description of the proposed equipment and other physical aspects of the food service operation for review and approval. Only after such a plan has been approved can recommendation be made to the Building Official for a building permit.

Cc: Elio Floriano, Building Official Town of North Haven VIA FAX
Carmine Capasso, 34 Llyod Street, New Haven, CT 06513
BL Companies VIA FAX 860-249-2400

Quinnipiack Valley Health District

A Regional Health Department Serving Bethany, Hamden, North Haven and Woodbridge, CT

1151 Hartford Turnpike . North Haven . CT . 06473 . tel (203) 248-4528 . fax (203) 248-6671 . www.qvhd.org