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August 19, 2021

North Haven Planning and Zoning Commission
Town of North Haven
18 Church Street
North Haven, CT 06473

Dear Chairman Carlson and Members of the Commission.

I have reviewed my analysis of the conformity of the Slate School proposal as to conformance with the North Haven Zoning Regulations and the Plan of Conservation. Several procedural issues which I raised in my analysis of the zoning regulations were address, but other zoning issues and all the POCD issues remain not in conformance.

Zoning Compliance

SECTION 1.1 PURPOSE 1.1.1 *For the purpose of promoting the health, safety and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population; for the purpose of facilitating adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the town:*

Section 2.1.1.5 Special Permit Uses within R-40 Zone

2.1.1.5 *The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.*

This section establishes specific standards for the special permit uses. It requires the Commission to consider the following factors:

1. Effect on present and future dwellings in the vicinity

The school at this location will be an activity center, at a location which currently and historically experiences little activity. Intensive activity on a site can be incompatible with a rural residential environment for a range of reasons, including noise, traffic safety, privacy, environmental disturbance, traffic, and evening activity.

Property Values

Appraisal reports were done for five (5) neighboring properties, which estimated a 25% loss of property values.

Setbacks

The application complies with the required setbacks of the building, but the regulations do not include minimum required setbacks for parking areas within the R-40 district. However, a parking lot of a non-residential property can be intrusive within a residential neighborhood, with potential issues of noise, glaring headlights, etc.

The parking lot is approximately 10' from the property line of 5061 Ridge Rd., with no natural vegetation to remain for any type of buffering.

Regrading

The project requires extensive earth regrading needed to accommodate the placement of the building, parking area and septic system in a small lot, with all the associated environmental impacts.

2. Planting and landscaping

Plans show the removal of almost all the natural vegetation and does not show an adequate vegetative buffer.

3. Traffic Safety

Traffic in this area will increase significantly. The potential traffic impacts were analyzed and described by Bubaris Traffic Associates and Vliet & O'Neill, LLC.

4. Other standards provided in these regulations.

Impervious Surface Coverage

The following chart shows that the proposed project will have much more of the lot covered with pavement and buildings than neighboring properties, contrary to the rural environment of the area.

Impervious Surface Coverage Comparison		
	% of Building Coverage	% of Lot Coverage
Neighborhood Average	1.8%	5.5%
Proposed Development	11.9%	23.3%
5100 Ridge Rd. Existing	3.9%	13.9%

Section 10.1.2. Standards for Site Plan Approval

10.2.1 *An adequate, convenient, and safe vehicular and pedestrian circulation system, so that traffic generated by the development will be properly handled both within the site and in relation to the adjoining street system.*

10.1.2.3 *Considerations of the project's impact on the natural environment, with emphasis on minimizing any potential adverse effects thereon. The applicable requirements specified in Section 6 shall be met.*

These regulations coincide with the requirements of Section 2.1.1.5, which is stronger in that the Commission must make those findings to approve a Special Permit in the R-40 zone.

Section 7.5.2 (Aquifer Protection Zoning) The following uses require especial permit:

7.5.2.4 For use other than single-family dwellings, retention of less than 30% of lot area in its natural state with no more than minor removal of trees and ground vegetation.

The information submitted indicates that less than 30% of the site is planned to be retained in its natural state. No application for a special permit in accordance with this section has been applied for this proposal.

Conformance with the Plan of Conservation and Development

Chapter 4 Transportation, Infrastructure and Community Facilities

Sewer Service

The area south of Mt. Carmel Avenue was identified as a sewer avoidance area. Development in this area is recommended to be limited to preserve the rural and pastoral nature of the area, which is also slated for future scenic road status. (Page 33).

Goal *Enhance the safety and smooth flow of traffic in residential areas, commercial corridors, and arterials. (Page 37)*

Strategy *Evaluate traffic calming techniques and enhanced enforcement efforts to reduce the adverse impact of vehicular traffic on residential neighborhoods, especially in the following areas: Montowese Avenue, Buell Street, Spring Road, Kings Highway, Blue Hills Road, Sackett Point Road, Mount Carmel Avenue, Outer Ridge Road, Dixwell Avenue, State Street, Pool Road and its side streets, and Hartford Turnpike. (Page 37)*

Goal *Protect scenic roads that contribute to the Town's character. (Page 38)*

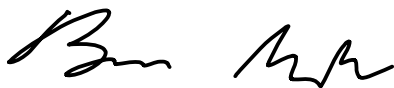
Strategy *Convene a committee to study adoption of a Scenic Road ordinance to protect views along roadways that contribute to the Town's character, such as Upper State Street, Outer Ridge Road, and King's Highway. (Page 38).*

Chapter 6 Energy and Sustainability

Low Impact Development

Nationwide, there is a growing understanding that land development methods have an enormous impact on the health of the environment; North Haven is no different. The implementation of LID techniques is a method designed to minimize the environmental impact associated with land development. Techniques include minimizing site disturbances, reducing impervious surfaces, and installing bioretention ponds. Through ongoing updates to zoning and subdivision regulations, North Haven may promote these techniques and ensure that new development occurs with reduced environmental impacts. (Page 53)

Respectfully submitted.



Brian J. Miller; AICP