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The Miller Planning Group
Land Use Solutions

July 8, 2021

To: North Haven Planning and Zoning Commission
Re: Applications of Slate School

Dear Commissioners,

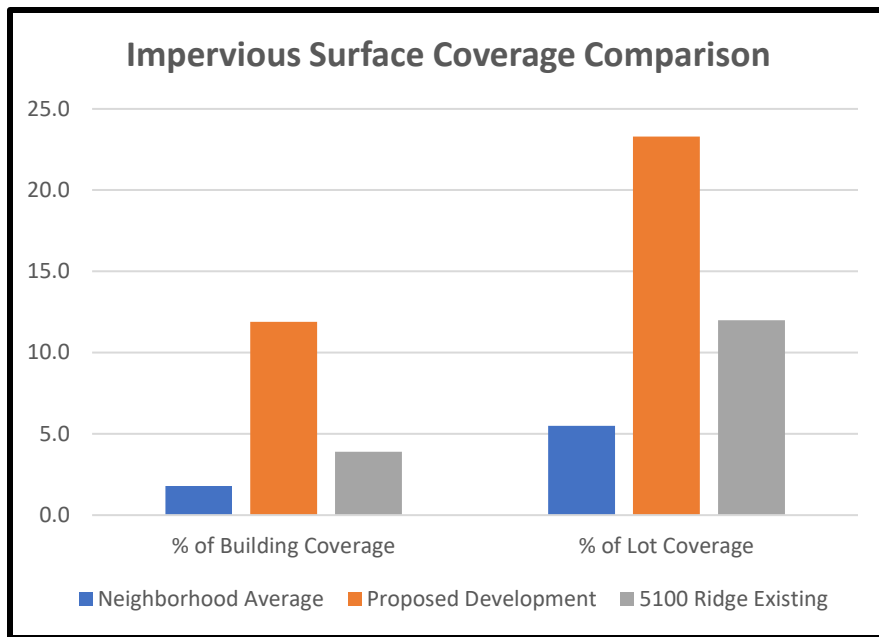
Thank you for the opportunity to present my analysis to you at your June 15th meeting. I would like to take this opportunity to answer a question posed to me by one of the Commissioners.

As you recall, I submitted information comparing the building and total impervious surface coverages of the proposed high school with those of all the other properties within a 1,000 ft. radius of 5100 Ridge Rd. A question was asked about the building and impervious surface coverages on the property as it currently exists, as compared with those proposed by the subject application.

In response, I have prepared the analysis as presented in the following chart and bar graph:

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%

The chart below provides a visual depiction of the data above.



As you can see, the proposed coverages of the planned development far exceeds those of the existing use and the averages of the neighborhood.

I look forward to the continuation of the hearing on July 12th. Thank you for the opportunity to supply this information.

Regards,

Brian J. Miller; AICP
Miller Planning Group