

POTENTIAL CONDITIONS OF APPROVAL FOR APPLICATIONS #P20-25S AND #P20-25 RELATED TO STORMWATER MANAGEMENT

#P20-25S Special Permit Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Resubdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.

#P20-25 Resubdivision Application of GBRSTORZ, LLC, Applicant & Owner, for eight (8) lots, relative to 318 Kings Highway, (Map 98, Lot 1). Plan Entitled: Re- subdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 09/2/2020. Scale: 1"=60'. R-40 Zoning District.

- (1) **Revision to Note #16 on Sheet SDP-1 Site Development Plan:** Note #16 of Sheet SDP-1 entitled, "Site Development Plan Resubdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut" prepared by LRC Group, revised through 11/10/2020, shall be revised to state: "The individual property owners shall be responsible for routine cleaning and maintenance of all water quality measures, rain gardens, stormwater management areas, outlet pipes, and spillways on their property and shall comply with a Stormwater Management Inspection and Maintenance Agreement, to be prepared and recorded on the land records, prior to conveyance of any lots, which Agreement shall describe the requirements for maintenance and inspections and provide rights of access and enforcement to the Town of North Haven in the event any property owner fails to adhere to the terms and conditions of the Agreement. Individual plot plans for each lot shall be required and approval by Town Staff must be obtained prior to construction."
- (2) **Deed Language:** All deeds shall make specific reference to and restate the obligation of the individual property owners as provided in revised Note #16 of Sheet SDP-1 entitled, "Site Development Plan Resubdivision of Anderson Sunnyside Farm, Land of GBRSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut" prepared by LRC Group, revised through 11/10/2020, to specifically bind all property owners/title holders, their heirs, successors, and assigns to all terms and conditions of the Stormwater Management Inspection and Maintenance Agreement to be recorded on the land records prior to conveyance of any lots. A draft of the deed shall be submitted to Town staff and counsel for approval prior to the first conveyance. The following is possible language to be included in the deed: "The Grantee(s), his/her/their heirs, successors, and assigns, shall be responsible for routine cleaning and maintenance of all water quality measures, rain gardens, stormwater management areas, outlet pipes, and spillways on the property, as described, and shall comply with all inspection and maintenance requirements, and other terms and conditions provided in the Stormwater Management Inspection and Maintenance Agreement, recorded at Volume____, Page ____ of the North Haven Land Records, as said requirements may be amended from time to time by the Town Engineer of the Town of North Haven."

- (3) **Stormwater Management Inspection and Maintenance Agreement:** A Stormwater Management Inspection and Maintenance Agreement shall be entered into between the Town and the applicant which shall be recorded on the land records prior to the conveyance of any lots. A draft Agreement has been prepared which describes the requirements for maintenance and inspections and provides rights of access and enforcement to the Town of North Haven in the event any property owner fails to adhere to the terms and conditions of the Agreement. The Commission authorizes Town staff and counsel to revise the Agreement as necessary and the Town Engineer to execute the final draft Agreement.