



**TOWN OF NORTH HAVEN**  
MEMORIAL TOWN HALL / 18 CHURCH STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**PLANNING & ZONING COMMENTS  
for 3 MAY 2021**

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

**#P21-07**

**120 HALF MILE RD6D  
(MAP 24, LOT 36)**

**R-40**

**K.S. DEVELOPMENT, LLC, APPLICANT & OWNER  
PUBLIC HEARING – SUBDIVISION APPLICATION**

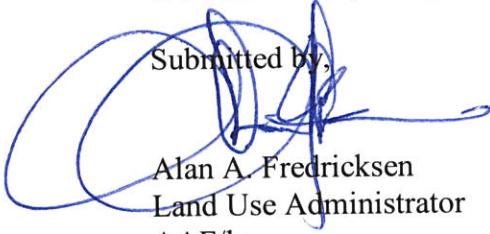
**Review Comments:**

1. This application is intended to permit the subdivision of this 9.77 acre parcel into four (4) lots, the northwesternmost of which would contain the existing single family residence currently on the parcel.
2. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 24 March 2021 meeting (#I21-03).
3. The Commission needs to determine if the requested waiver of required sidewalks will be granted.

**Recommended Conditions of Approval, if granted:**

1. Submit revised plans which include:
  - a. A note indicating “#P21-07, Subdivision Approval”.
  - b. Zoning data tables for all three parcels.
  - c. Street addresses for proposed lots, from Town Assessor.
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. Submit an as-built prior to bond release.
5. Submit bond, as required.

Submitted by,

  
Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P21-07



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

## PLANNING AND ZONING

**Date of Meeting: 05/03/2021**

Dev: Residential Subdivision

Loc: 120 Half Mile Road

File: P21-07

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### Comments:

1. Provide monuments at all street line intersections
2. Detailed site plans must be submitted and approved for each lot prior to issuance of a Building Permit
3. One inch of runoff from all new impervious surfaces (houses, and driveways) must be infiltrated.
4. Proof of filing of the proposed sight line easement must be provided prior to issuance of a certificate of occupancy
5. The Applicant has expressed interest in possible connection to the Town sanitary sewer system. Additional investigation will be required by the Applicant to determine the location, availability, and capacity of the existing low pressure sewer for possible connection. The Town Engineer will work with the Applicant's Engineer in determining if this connection is a viable option. Any extension of the sanitary sewer in Half Mile Road will require approval of the WPCA.

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| <p>[ ] Above comments are relatively minor in nature and can be addressed subsequent to an approval.</p> <p>[ ] Above comments (*) should be addressed prior to deliberations</p> | <p>BOND RECOMMENDATION: \$3,500 ESC<br/>\$48,500 w/SW</p> <p>DATE REVIEWED 04/28/2021</p> <p>TOWN ENGINEER: J. Andrew Bevilacqua, P.E.</p> <p style="text-align: right;"><i>AB</i></p> |
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