



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

PLANNING AND ZONING COMMENTS

#P21-10

FOR 3 MAY 2021

CB-20/R-12

146 WASHINGTON AVENUE, 5 MONROE STREET &
8 BLAKESLEE AVENUE

(MAP 73, LOTS 34, 35 & 32)

144 WASHINGTON AVENUE, LLC, APPLICANT & OWNER
SITE PLAN APPLICATION

Review Comments:

1. This application is intended to permit the construction of a new, approximately 7,300 square feet, single story building to contain a combination of retail and restaurant uses. A Starbucks coffee shop with a drive thru is proposed for the northernmost approximately 2,200 square feet space and a Five Guys restaurant is proposed for the southernmost 2,400 square feet space. Unspecified retail tenants are proposed for the two interior, approximately 1,200 square feet tenant spaces.

The parcels at 146 Washington Avenue and 5 Monroe Street have been under the same ownership since the 1950's. The parcel at 8 Blakeslee Avenue was recently purchased to facilitate the development of these parcels. If approved, these three parcels must be adjoined and deeded together.

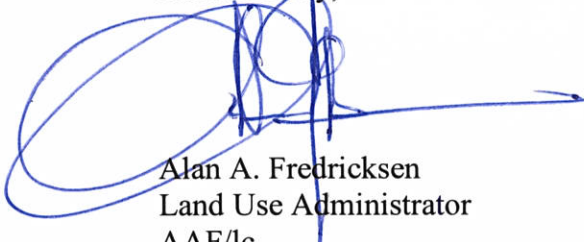
2. A Traffic Study performed by BL Companies dated April 2021, has been submitted in support of this application.
3. A by-pass lane has been provided for approximately two thirds of the drive thru lane. The Commission needs to determine if this is adequate.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating "#P21-10, Site Plan Approval".
 - b. A note indicating there will be no outdoor storage on the site.
 - c. Indication that all lawn and landscaped areas will be serviced by an automatic sprinkler system.
 - d. Actual proposed building height in zoning data table.
 - e. Size and location of any proposed ground mounted mechanical and/or electrical equipment.
 - f. A note on Sheet LL-1 indicating that any landscape material changes must receive prior approval from North Haven Land Use staff.
 - g. Revised drawing index to indicate that Sheet DN-3 is not a DOT Detail Sheet.

- h. Revised required side yard setback to 15'.
 - i. A note indicating all variances previously granted by the ZBA.
 - j. Revised lighting layout to eliminate light trespass on adjacent properties.
 - k. One (1) minimum 2" caliper deciduous tree in all islands at ends of rows of parking.
 - l. Additional landscaped island in southernmost parking row to reduce to 16 consecutive spaces maximum.
- 2. Any approval is contingent on the approval of the State of Connecticut D.O.T. for traffic and drainage conditions.
 - 3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
 - 4. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.
 - 5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
 - 6. Submit an as-built plan prior to bond release.
 - 7. Post bond, as required.

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P21-10



TOWN OF NORTH HAVEN
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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: Site Plan
Loc: 144 Washington Avenue
File: P21-10

Comments:

1. It appears from the build traffic analysis that nearly as many vehicles are assumed to exit onto Monroe Street as the combined traffic existing onto Blakeslee Avenue and Washington Avenue. Given that Monroe Street is unsignalized, we would prefer to see measures taken to discourage exiting traffic from moving in that direction.
2. Trees are required at the end of all parking rows
3. The serpentine alignment, and narrow width of the proposed drive-thru lanes will be difficult to traverse for larger vehicles. Options to straighten the alignment and increase lane width must be explored. A full-length by-pass lane should be incorporated into any revised alignments.
4. The proposed stormwater infiltration system is located in the rear of the property, and is fed by only a single catch basin. We would prefer to see the system relocated such that a majority of site generated runoff is passed through this system. As currently designed, the majority of "first flush" rainfall will discharge directly to the Washington Avenue drainage system.
5. Provide soil testing data to confirm that sufficient infiltration capacity is available, and that obstructions such as rock or groundwater will not have a detrimental effect on the function of the stormwater management system.
6. Approval will be required by the CT DOT for the proposed new curb cut and the drainage system tie-in.
7. The current plan shows all driveways throughout the site as being two-way traffic. The applicant should review the need for two-way traffic in all locations, and consider possibilities for one-way traffic patterns wherever possible.
8. Sanitary clean-outs are required at all changes in direction on sanitary laterals, and at a maximum of 75' intervals.

<input type="checkbox"/> Above comments are relatively minor in nature and can be addressed subsequent to an approval.	BOND RECOMMENDATION: \$5,000 ESC \$12,000 w/SW DATE REVIEWED 04/28/2021 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.
<input type="checkbox"/> Above comments (*) should be addressed prior to deliberations	