



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

## PLANNING AND ZONING COMMENTS for 3 MAY 2021

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

#P21-11

33 DEFCO PARK ROAD  
(MAP 95, LOT 21)

IL-80

CEN TEK ENGINEERING, APPLICANT  
PARKER HANNIFIN CORPORATION, OWNER  
SITE PLAN APPLICATION

### Review Comments:

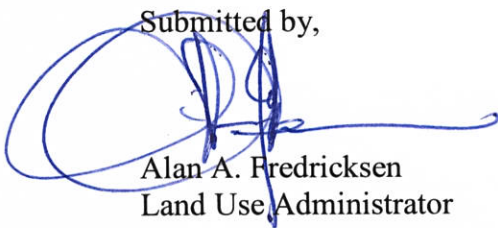
1. This application is intended to permit the construction of an approximately 7,400 square foot single story addition to the south side (rear) of this existing manufacturing building. Only minor site modifications are proposed to accommodate the new addition.
2. The Zoning Board of Appeals approved a request to enlarge this existing non-conforming building at their 15 April 2021 meeting (#21-07).
3. The Commission needs to determine if the waiver of required street sidewalks previously granted for this property will be extended to this application.
4. The Zoning Board of Appeals hearing on 15 April 2021 included a complaint from a neighbor that some equipment to the rear of this building is generating excessive noise. The Commission may want to consider requiring that a specific note be added to the drawings indicating that all operations on the property will be conducted in compliance with the Town's Noise Ordinance.

### Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
  - a. A note indicating "#P21-11, Site Plan Approval".
  - b. Indication of any areas to be used for outdoor storage.
  - c. A note indicating all previous ZBA approvals.
  - d. 5' wide concrete sidewalks across all street frontage, unless waived by the Commission.
  - e. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.

3. 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.
4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Post bond, as required.

Submitted by,



Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P21-11



**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:   Site Plan  
Loc:   33 Defco Park Road  
File:   P21-11

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Comments:

1. A permit will be required from DPW to cover the sanitary sewer extension.
2. Provide more detail on the proposed sanitary sewer extension including pipe size/materials, slope/inverts, and location of clean-out. Cleanouts are required at all changes in pipe direction, and every 75' of length.
3. Show the location for a properly protected soil stockpile, or indicate that no stockpile will be required and why.
4. A new catch basin is shown installed over an existing 24" CMP. The same CB is also connected to a new underground leaching gallery. Please provide a detail showing how the catch basin will be configured to direct the first one inch of runoff to the galleries.
5. Please indicate where the existing drainage system outfalls.
6. The proposed leaching gallery system appears to be sized to accommodate the proposed building addition only. Additional infiltration capacity is needed to cover the increase in impervious area associated with the expansion of the driveway and parking areas at the front of the building.
7. Indicate the location of the proposed anti-tracking pad

[ ]   Above comments are relatively minor in nature  
and can be addressed subsequent to an approval.

[ ]   Above comments (\*) should be addressed prior  
to deliberations

BOND RECOMMENDATION: \$3,500  
DATE REVIEWED 04/28/2021  
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

*AB*