

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**#P22-02 &
#P22-02S**

PLANNING AND ZONING COMMENTS

for 7 FEBRUARY 2022

**432 WASHINGTON AVENUE &
12 GLENN ROAD
(MAP 90, LOTS 59 & 58)**

Tel. (203) 239-5321

Fax (203) 234-2130

CB-40/R-12

**GOODWILL INDUSTRIES OF SOUTHERN NEW ENGLAND, INC.,
APPLICANT**

**GOODWILL INDUSTRIES OF SOUTHERN NEW ENGLAND, INC. AND
CHRISTOPHER & LESLIE TRAVALI, OWNERS
SPECIAL PERMIT & SITE PLAN APPLICATIONS**

Review Comments:

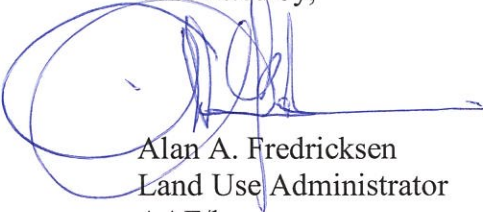
1. These applications are intended to permit the expansion of the existing parking areas for this Easter Seals Goodwill facility onto the adjacent property, 12 Glenn Road, which they have entered into an agreement to purchase. The Special Permit is required by Section 11.1 of the regulations to enable the extension of this commercial use more than 40' into the adjacent residential zone. Current uses on the property include Easter Seals Goodwill offices, a donation center, and an adult rehabilitation center previously approved by a Special Permit required by Section 4.4.1.38 of the regulations (#P11-23 & #P11-23S).
2. The outdoor storage of up to 34 vans was originally granted in the front of the parcel and was later revised to be located in the rear parking area. While no outdoor storage is currently shown on the plans, any needed overnight storage of motor vehicles must be specifically depicted in terms of type, quantity and location.
3. Section 11.1.3 of the regulations mandates a 50' landscaped buffer along the perimeter of any portion of the parcel where the use encroaches into another district. The Commission needs to determine if the proposed plan meets the standard of "densely planted" and if any privacy fencing will be required.

Recommended Conditions of Approval, if granted:

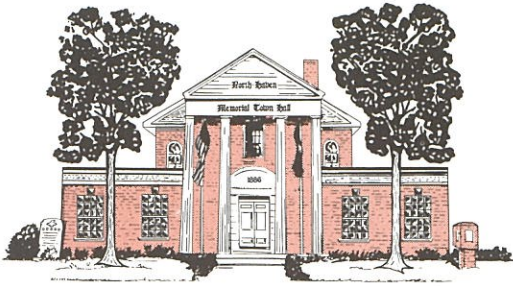
1. Submit revised plans which include:
 - a. A note on the Title Sheet indicating the number and nature of each application.
 - b. Change "Street" to "Avenue" on Title Sheet.
 - c. Missing existing trees in front parking area.
 - d. Eliminate drawing C-5.1 in Sheet Index.
 - e. A note on the Demolition Plan indicating that the removal of all existing structures on the property will include their foundations and footings.
 - f. A note indicating the two (2) subject properties will be combined into one lot.
 - g. Indication of 12 Glenn Road lot area on survey.
 - h. Any areas to be designated for the outdoor storage of motor vehicles or any other equipment.
 - i. 5' wide concrete sidewalks along the 12 Glenn Road frontage.

2. Any approval granted is contingent upon the procurement of a State of Connecticut D.O.T. Encroachment Permit.
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
#P22-02S, #P22-02



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REPLY TO:Engineering

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

PLANNING AND ZONING

Date of Meeting: 02/07 /2022

Dev: New Parking Lot
Loc: 432 Washington Avenue/12 Glenn Road
File: P22-02

Comments (Updates in **Bold**):

1. Revise the Existing Conditions plan to reflect the interconnection of the existing drainage structures, and the connection to the drainage system in Washington Avenue.
2. The proposed site storm drainage has been designed to capture the first 1” of runoff generated from the new parking lot. The system as currently designed would flood the proposed parking lot once the 1” of storage capacity is exceeded. This new system must be tied to the existing system, and the existing system analyzed to ensure that sufficient capacity exists to accommodate the new parking lot overflow runoff. Coordination may be necessary with CT DOT if additional runoff is proposed to be directed to their drainage system.
3. Provide new parking lot signage as follows:
 - a. “One Way” signs on both sides of the new lot entrance, and at both sides of the parking lot at approximately its midpoint.
 - b. ‘Do Not Enter’ signs on both sides of the new lot exit
4. A new sidewalk must be shown along the entire frontage of Glenn Road. The Applicant may request a sidewalk waiver if desired.
5. A long term stormwater management plan is needed detailing the necessary inspection and cleaning required for the new dry well systems.
6. Provide a manhole or catch basin top on Dry Wells #2 & #4 for access.
7. Show location of proposed soil stockpile area on the site plan.

BOND RECOMMENDATION: \$ 3,500
\$11,000 w/walk

DATE REVIEWED 02/02/2022

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.