

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

for 7 FEBRUARY 2022

#P21-29

48 GILES AVENUE

IG-80

#P21-29A

(MAP 28, LOT 13)

LOCUST REALTY ASSOCIATES, LLC, APPLICANT & OWNER

SITE PLAN & CAM

Review Comments:

1. These applications are intended to permit the construction of a new 14,000 square feet, single story building to be used as a trucking facility. Additionally, approval is being sought for the outdoor storage of vehicles, construction equipment, construction material and asphalt millings.
2. The Zoning Board of Appeals previously approved front and rear yard setback variances for this property, (#10-05 & #08-03 respectively).
3. A Cease and Desist Order was issued on September 21, 2020 for the unpermitted outdoor storage of school buses. This proposed site plan is requesting an approval to cure this violation.
4. The CAM approval is required because the site lies within the Coastal Boundary.
5. The drawings indicate that this work would be completed in two (2) phases. Clarification should be provided as to exactly what work is associated with each phase.
6. **The applicant has again submitted revised drawings addressing some of the previously offered comments.**

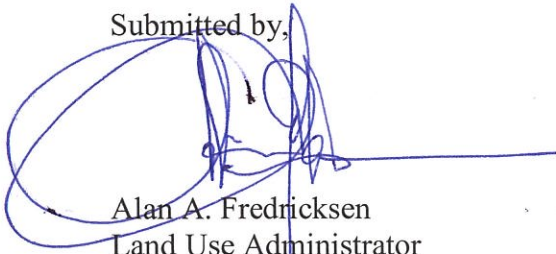
Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - * a. A note on the title sheet indicating “#P21-29, Site Plan and #P21-29A, CAM”.
 - b. Elimination of note indicating ZBA variance granted on 1/7/08 for front yard setback.
 - c. Revised Zoning information table to indicate rear yard setback variance to allow 40’, not 40.5’. Also, reverse notes relative to “buffer strip” and “setbacks”.

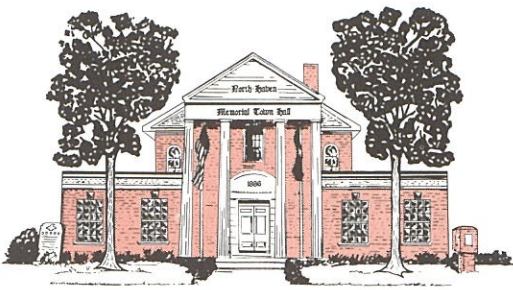
- d. Landscape Plan revised to provide required 30' wide buffer strip along all residential district boundary lines with evergreen plantings, in accordance with Section 8.7.8.2(2).
 - e. Dumpster pad with screened, landscaped enclosure.
 - f. 8' wide landscaped islands with minimum 2" caliper tree at ends of all rows of parking.
 - * g. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
 - h. Clear delineation of all areas to be used for outdoor storage of materials, equipment and/or vehicles.
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.

*** Indicates that these items have been addressed.**

Submitted by,



Alan A. Fredricksen
Land Use Administrator
#P21-29 & #P21-29A
AAF/lc



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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: 02/07 /2022

Dev: New Building/Site Plan

Loc: 48 Giles Avenue

File: P21-29

Comments (Updates in Bold):

1. The NRCS soils report included within the Applicant's Stormwater Management Report shows underlying soils in the existing site condition made up of a mix of Soil Groups A and B. It is unclear then why the existing RCN for the existing lawn areas was based on a Soil Group C. Changing this to Soil Group B would result in a change in the existing RCN from 80 to 70. Provide justification for utilizing a Group C soil, or revise the study analysis to reflect soil groups as shown in the NRCS report. 20211222 – Drainage computations were reworked to address the Soil Group issue. We are reasonably satisfied with the drainage areas and curve numbers, as well as the overall basin routings. Applicant's Engineer must review existing vs. proposed time of concentration. The entire existing conditions model (single DA) shows a Tc=12.8. The proposed DA-A shows a TC=17.8. Since DA-A does not change, and DA-A is common to both runs, the time of concentration for DA-A should be less than the overall existing time of concentration. **20220202 – Time of Concentration has been revised to reflect a faster time in the proposed condition than the existing.**
2. It is standard practice to incorporate a gross particle separator device immediately upstream of the underground stormwater infiltration galleries in order to reduce sediment loading on the system, and reduce the need for sediment removal. 20211222 – The underground gallery system is fed exclusively by roof leaders from the new building. No Gross Particle Separator is necessary. **20220202 – No further comment**
3. A written long-term post construction inspection and maintenance plan shall be provided incorporating all components of the stormwater management system. Regular inspection and maintenance of the stormwater management systems is critical in assuring their effective long-term use. 20211222 – Inspection and Maintenance Plan is still needed. **20220202 – Inspection and Maintenance Plan has now been provided.**
4. It does not appear that the existing on-site storage of buses and construction equipment was ever approved by the Commission. These areas are referenced as vehicle parking and storage on the currently submitted site plan. It is unclear if the applicant is seeking approval for these outside storage uses, or just noting their existence. If approval is being sought with this application, the Commission must consider if a surface consisting of compacted asphalt millings is an appropriate surface for maneuvering and storing vehicles and heavy equipment. 20211222 – Comment remains. **20220202 – Comment remains**
5. If the vehicle storage use is proposed to remain, stormwater management features must be expanded to include these areas as well. Placement of millings in this existing lot was not permitted by the Town, and represents a significant increase in impervious area over the gravel lot which was present prior to the last site plan approval in 2010. If the current vehicle storage use is to be discontinued, the millings shall be removed, topsoil placed, and soils stabilized with a stand of grass or other approved ground cover. 20211222 – The Drainage Report was updated to reflect gravel as the surface cover in predevelopment conditions. Although some additional refinements are needed to the drainage calculations, the general drainage concept and overall approach to the analysis is acceptable. **20220202 – No further comment**

6. The southerly sections of the site are shown on the site plan with an existing surface cover of gravel. This must be revised to reflect the asphalt millings that are currently in place at this location. 20211222 – Plan has been revised to indicate millings as existing surface cover. **20220202 – No further comment.**
7. Landscape islands with trees are required at all ends of all parking rows. 20211222 – Trees have been added to the revised plan. **20220202 – No further comment.**
8. The Applicant must coordinate the proposed drainage improvements with CT DOT. Drainage from the existing and proposed sites discharges directly onto the I-91 ROW. Modifications to the drainage system may require approval by CT DOT. 20211222 – Informational comment remains. **20220202 – Informational comment remains**
9. The dumpster that was shown on the prior site plan has been removed from the revised plan set. What is the plan for trash collection and removal? **20220202 – Comment remains.**
10. Revise Sheet GU-1 to show 36” perforated pipe (24” shown on the plans, but 36” shown in analysis). **20220202 – Plan has been revised to reflect 36” storage pipe, however, the outlet control structure detail and the plan note for the outlet structure still show a 24” pipe.**
11. Provide construction details for the proposed storage pipe section, the storage pipe outlet control, and the storage basin riprap outfall. We would prefer to see a concrete curb, or concrete barrier curb utilized for the basin outlet control to insure that the spillway crest is level, and that stored flow is not lost in the riprap depth across the spillway. **20220202 – The new surface basin cross section does not include a resilient and level outflow weir as requested above. Riprap shown on the plan view across and along the downstream embankment must also be shown. Include the size of the riprap, the riprap depth, and any bedding stone and geotextile. The new underground detention system outlet structure detail must be revised as follows:**
 - a. **The plan view shows an 18” outlet pipe, while the detail shows a 24”**
 - b. **The longitudinal section indicates a vee-notch weir, while the plan and longitudinal section show a 6” orifice.**

BOND RECOMMENDATION: \$21,500

DATE REVIEWED 02/02/2022

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

