

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

#P22-01

PLANNING AND ZONING COMMENTS FOR 7 FEBRUARY 2022

576 WASHINGTON AVENUE
(MAP 96, LOT 2)

CB-40

576 WASHINGTON AVENUE LLC, APPLICANT & OWNER
SITE PLAN APPLICATION – PUBLIC HEARING

Review Comments:

1. This application is intended to modify the Site Plan (#P20-07) approved by the Commission for this parcel on 6 July 2020. The plans have been revised to increase the size of this proposed pre-owned automotive sales and service facility from 12,000 square feet to 15,600 square feet. The proposed building has been moved back from Washington Avenue from a setback of approximately 100' to approximately 260'.
2. A Special Permit/Certificate of Location was approved for a Car Dealer's License by the Zoning Board of Appeals on 17 May 2018 (#18-10).

Recommended Conditions of Approval, if granted:

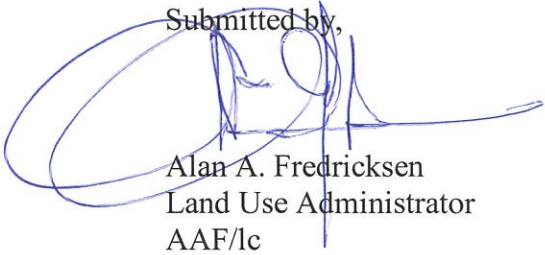
1. Submit revised plans which include:
 - a. A note on the Title Sheet indicating “#P22-01, Site Plan Approval”.
 - b. Additional 2” caliper tree in island at end of parking row in northwest corner.
 - c. Dumpster pad detail showing gated, landscaped enclosure.
 - d. A note indicating all variances granted by the ZBA.
 - e. A photometric plan showing no light trespass beyond the property lines.
 - f. Dimension from Washington Avenue to building.
 - g. Corrected quantities for Blue Point Junipers to “20”, Shore Junipers to “227” and Green Giant Arborvitae to “32” in Plant Schedule.
2. Any approval granted is contingent upon the procurement of a State of Connecticut D.O.T. Encroachment Permit.
3. Final drawing submission must include all drawings in the set.
4. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
5. 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.

6. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.

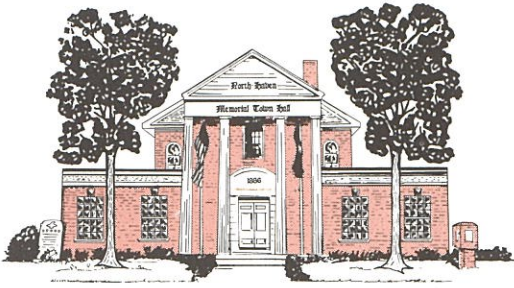
7. Submit an as-built plan prior to bond release.

8. Post bond, as required.

Submitted by,

A handwritten signature in blue ink, appearing to read 'A. Fredricksen', is written over the text 'Submitted by,' and partially over the printed name below.

Alan A. Fredricksen
Land Use Administrator
AAF/lc



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: 02/07/2022

Dev: Mauro Motors
Loc: 576 Washington Avenue
File: P22-01

Comments:

1. This application is essentially a second reconfiguration of the previously approved plan submissions. Site grading is consistent with the previous plan, although the site layout has been modified from the prior plan. Site access remains as previously approved. The building footprint and location change from the prior plan.
2. No revised storm drainage calculations were provided reflecting the proposed site layout changes.
3. Approvals will be needed from CT DOT for the proposed driveway curb cut, and the connection of the proposed site drainage system.

BOND RECOMMENDATION: \$21,500
 DATE REVIEWED 02/02/2022
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.