

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

#I20-03

INLAND WETLANDS COMMENTS

for 26 AUGUST 2020

15 COTTONTAIL LANE

(MAP 61, LOT 108)

NAFIS & YOUNG, APPLICANT

PHIL BRUDZ, OWNER

PUBLIC HEARING – SUBDIVISION REFERRAL

Tel. (203) 239-5321

Fax (203) 234-2130

R-20

Application consists of:

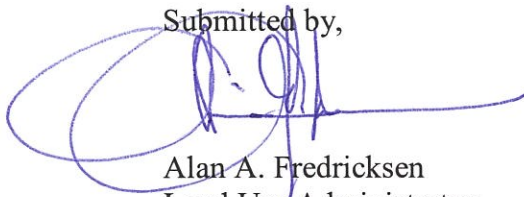
1. Plan Entitled: Brudz Subdivision, Sundown Place, 15 Cottontail Lane, North Haven, CT. Prepared by: Nafis & Young. Dated: May 1, 2019. Scale 1" = 30'.
2. Soil Scientist Report: Wetland Delineation - 11 Cottontail Lane - North Haven, CT. Prepared by: Soil Resource Consultants, David H. Lord, Certified Soil Scientist & Environmental Consultant, SRC Job No. 06-11. Dated: June 6, 2006.

Review Comments:

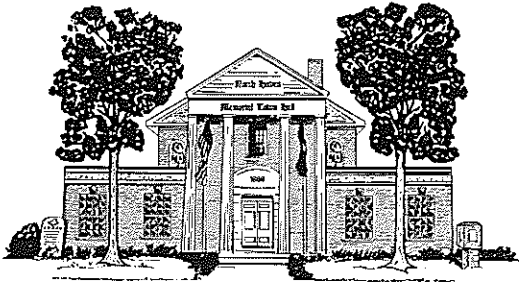
1. This application for a Subdivision Referral, with no regulated activity proposed, is identical to one approved by the Commission on 27 June 2018 (#I18-04) that was allowed to expire. The site consists of two (2) parcels totaling 4.33 acres in area. This application, if approved, would result in six (6) residential building lots. The two existing residential structures, currently #11 and #15 Cottontail Lane, are proposed to remain and be located on Lot #1 and Lot #5. An approximately 300' long cul de sac would be constructed and deeded to the town.
2. Alternatives to this proposed lot configuration should be discussed by the applicant.
3. The Commission needs to determine if inland wetland buffer markers will be required along the upland review area.

4. Submit revised plans which include:
 - a. A note on the cover sheet indicating "I20-03, Subdivision Referral".
 - b. The addition of four wetland buffer markers to be installed on 4"x 4" wood posts in accordance with town detail.
 - c. Two additional white spruce trees to be planted in the wetland buffer area to result in a total of four trees.
5. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
6. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.
7. Submit an as-built prior to bond release.
8. Submit bond, as required.

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#I20-03



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

INLAND WETLANDS

Date of Meeting: 08/26/2020

Dev: Subdivision
Loc: 15 Cottontail Lane
File: I20-03

Comments:

1. The Engineering Department has no significant concerns with the proposed application from a wetlands perspective. The Commission may consider requesting an updated wetland delineation report. The latest report that we have on file for this property is dated June 6, 2006.

- 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: \$2,500
DATE REVIEWED: 08/24/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.