

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**#P20-19**

## **PLANNING & ZONING COMMENTS**

**for 14 SEPTEMBER 2020**

**15 COTTONTAIL LANE**

**(MAP 61, LOT 108)**

**PHIL BRUDZ, APPLICANT & OWNER**

**PUBLIC HEARING – SUBDIVISION APPLICATION**

Tel. (203) 239-5321

Fax (203) 234-2130

**R-20**

### **Review Comments:**

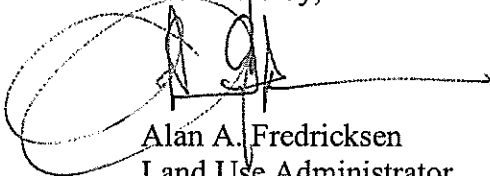
1. This Subdivision Application is nearly identical to one approved by the Commission on 1 October 2018 (#P18-31) that was allowed to expire. This site consists of two (2) parcels totaling 4.33 acres in area. This application, if approved, would result in six (6) residential building lots. The two existing residential structures, currently #11 and #15 Cottontail Lane, are proposed to remain and be located on Lot #1 and Lot #5 respectively. An approximately 300' long cul de sac would be constructed and deeded to the town.
2. The only difference between this application and the application previously approved by the Commission is a change in the proposed road width from 30' to 26'. The Police and Fire Chiefs' comments indicate that they have no issue with the proposed 26' width. Their comments have been provided as submitted.
3. The Inland Wetlands Commission approved a Positive Subdivision Referral at their 26 August 2020 meeting (#I20-03).
4. In accordance with Section 8.4 of the regulations, all horses and any other animals requiring two (2) or more acres of land, must be removed from the property prior to the filing of any subdivision mylar.

### **Recommended Conditions of Approval, if granted:**

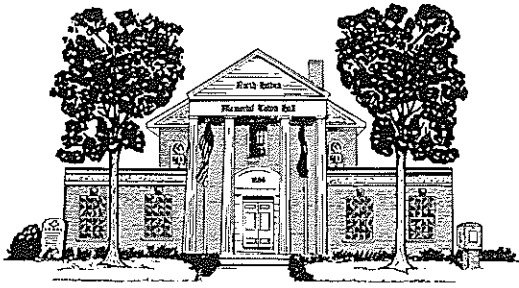
1. Submit revised plans which include:
  - a. A note on the title sheet indicating “#P20-19, Subdivision Approval”.
  - b. Corrected Lot 6 setbacks to show 25' rear yard setback on eastern side and 10' side yard setback on southern side.
  - c. Street trees at 50' intervals in accordance with Section 4.9 of the subdivision regulations.

2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.
4. Submit an as-built prior to bond release.
5. Submit bond, as required.

Submitted by,

A handwritten signature in black ink, appearing to read 'A. Fredricksen', with a long horizontal flourish extending to the right.

Alan A. Fredricksen  
Land Use Administrator  
AAF/llc  
#P20-19



**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: 09/14/2020**

Dev: New Subdivision  
 Loc: Brudz Subdivision –15 Cottontail Lane (Sundown Place)  
 File: P20-19

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Comments:

This application is a resubmission of a previously approved plan with minor modifications.

1. The existing sanitary manhole top of frame and inverts in Cottontail Lane shall be field measured, and shown on the site plan. Based on our review of sanitary as-built mapping, it appears that the invert of the existing sanitary sewer is likely 1.0+ feet higher than indicated on the current site plan. Once existing sewer inverts have been determined, a redesign of the new sanitary sewer system will likely be required. Per WPCA design standards, residential sanitary laterals shall be laid at a minimum slope of 2.0%. Laterals may be reduced to 1.0% if an 8" lateral is used. A minimum of four foot of cover shall be provided. The final system design will be subject to WPCA review and approval.
2. Locations of proposed soil stockpiles shall be shown on the Erosion Control Plan with proper siltation control protection.
3. The maintenance responsibility of the proposed roadside stormwater management system must be clearly indicated on the plans, and in the deeds of the property owners responsible for maintenance. Final copies of deeds shall be provided for review and approval prior to issuance of a Building Certificate of Occupancy.
4. A proposed long-term inspection and maintenance plan shall be provided to ensure that maintenance of the proposed stormwater management system is conducted on a regular basis. Lack of long-term maintenance could severely affect the ability of the system to properly drain between storm events.
5. Soil testing is required at the proposed stormwater management system to ensure that site soils have sufficient infiltrative capacity to fully drain the system within 24 hours of a storm event.
6. The size, slope, and materials for all proposed storm drainage pipe shall be indicated on the site plan, and in the road profile.
7. No storm drainage shall be introduced to the proposed stormwater management system until the site is fully stabilized. The entire storm drainage system and stormwater management system shall be thoroughly cleaned and flushed of sediment prior to roadway acceptance.
8. Engineered site plans shall be submitted for review and approval for each individual lot in this subdivision prior to issuance of a building permit. Due to the flat nature of the existing site, special attention shall be paid to individual lot grading to ensure proper drainage will be ensure across the site.
9. Proposed street trees shall be shown outside of the Town right-of-way, and shall be installed prior to the sale of any of the proposed houses. Special attention shall be paid to the location of the proposed trees, and their relationship to proposed utility lines.

10. A crosswalk is needed at the intersection of Sundown Place, and Cottontail Road.
11. A stop sign with associated stop bar shall be provided at the intersection of Sundown Place, and Cottontail Road
12. Although we have no particular issue with narrowing the proposed roadway to 26 feet, parking should be restricted to one side of the road, or eliminated altogether. Appropriate signage shall be provided.

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[ ] Above comments are relatively minor in nature and can be addressed subsequent to an approval.	BOND RECOMMENDATION: \$206,500 DATE REVIEWED: 09/10/2020 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.
[ ] Above comments (*) should be addressed prior to deliberations	<i>AB</i>