



TOWN OF NORTH HAVEN
MEMORIAL TOWN HALL / 18 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**PLANNING AND ZONING COMMENTS
for 14 SEPTEMBER 2020**

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

#P20-18

**342 WASHINGTON AVENUE
(MAP 85, LOT 124)**

CB-40/R-12

**CMM PROPERTY MANAGEMENT LLC, APPLICANT & OWNER
SITE PLAN**

Review Comments:

1. This application is intended to permit the addition of a 10' x 24' storage shed and some minor site modifications to their site plan (#P17-32) approved by the Commission on 18 September 2017. A bond in the amount of \$35,000 remains in place to ensure the completion of that work.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating, "#P20-18, Site Plan Approval".
 - b. Existing sidewalk along Wadsworth Avenue extended to property line.
 - c. Revised building coverage in Zoning Data Table to 9%.
 - d. Dimensioned building setback lines.
 - e. A note indicating there will be no outdoor storage on the property.
 - f. The word "required" added to the note that indicates "existing 15' buffer".
2. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
3. Submit an as-built plan prior to bond release.

Submitted by,

Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-18



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: Site Plan
Loc: 342 Washington Avenue
File: P20-18

Comments:

This application is to address as-built site conditions that differ from the previously approved site plan.

1. Wheel stops should be included for parking spaces 8 & 9.
2. It is assumed that the green shaded area behind the building represents proposed lawn area. This should be called out on the site plan.
3. Engineering has no other significant comments on this application.
4. An outstanding bond in the amount of \$35,000 is being held from the previously approved site plan. With the OK of the Applicant, and the Commission, we would propose to leave this bond in place to cover these proposed improvements.

-
- [] Above comments are relatively minor in nature and can be addressed subsequent to an approval. BOND RECOMMENDATION: \$35,000 (existing)
DATE REVIEWED: 09/10/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E. *AB*
- [] Above comments (*) should be addressed prior to deliberations