

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



REPLY TO:

#P20-26

**PLANNING & ZONING COMMENTS
FOR 5 OCTOBER 2020
100 UNIVERSAL DRIVE NORTH
(MAP 16, LOT 2)
MEAT KING OF NORTH HAVEN, LLC, APPLICANT
NORTH HAVEN HOLDINGS, LP, OWNER
SITE PLAN APPLICATION**

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

IL-80

Review Comments:

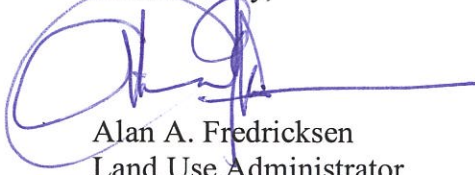
1. This application is intended to permit the addition of an approximately 10'x 20' cooler, a loading dock lift, cooling compressors, a box compactor and other minor site modifications necessary for a change in tenancy of this approximately 6,400 square feet retail space from Payless Shoes to Ferraro's Market. All proposed sitework is in the rear service area. Four (4) parking spaces are proposed to be eliminated from this approximately 1,492 space combined parking lot.
2. A relatively complex network of sidewalks currently exists at this property. The Commission needs to determine if this application merits any augmentation to this network.

Recommended Conditions of Approval, if granted:

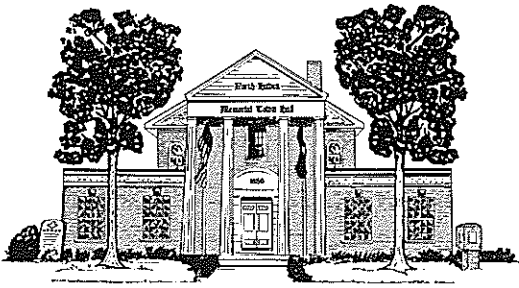
1. Submit revised plans which include:
 - a. A note indicating "#P20-26, Site Plan Approval".
 - b. Street sidewalks, if required by the Commission.
 - c. Proposed type, mounting height, location, direction, power, and timing of any proposed outdoor lighting.
 - d. A note indicating there will be no outdoor storage on the site.
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. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit two as-built plans prior to bond release.
6. Post bond, as required.

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/llc
#P20-26



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: 10/05/2020

Dev: Site Plan
Loc: 210 Universal Drive
File: P20-26

Comments:

1. The existing catch basin within the parking area to the south of the proposed improvements should be provided with inlet protection for the duration of the construction activities.
2. The Engineering Department has no other significant concerns with the proposed development plan

- [] 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: None
 DATE REVIEWED: 09/28/2020
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.