



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

## PLANNING AND ZONING COMMENTS

for 9 NOVEMBER 2020

39 UPPER STATE STREET

(MAP 78, LOT 56)

ANTHONY DIANA, APPLICANT

KENNETH & ANITA RUPLEY, OWNERS

**PUBLIC HEARING: RESUBDIVISION APPLICATION**

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-29

R-40

### Review comments:

1. This application is intended to modify resubdivision application #P08-20, approved by the Commission on 13 November 2007, by reducing the number of lots from three (3) to two (2). The existing house at #39 Upper State Street would remain and the one (1) new building lot would be accessed via an extension of the existing driveway.
2. A waiver of required sidewalks is being requested by the applicant.

### Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
  - a. A note on the cover sheet indicating the number and nature of the application.
  - b. Easement for access to Lot 1 over Lot 2.
2. Evidence of filing of the access easement in favor of Lot 1 must be provided prior to the issuance of a building permit for the proposed house.
3. Soil and erosion controls must be inspected by the Zoning Enforcement Office before work may commence.
4. 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.
5. Any proposed fencing will require the filing of applications with the Zoning Enforcement Officer.
6. Submit an as-built plan prior to bond release.
7. Post bond as required.

Submitted by,

Alan A. Fredricksen  
Land Use Administrator

#P20-29

AAF/lc



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

## PLANNING AND ZONING

**Date of Meeting: 11/09/2020**

Dev: Resubdivision

Loc: 39 Upper State Street

File: P20-29

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### Comments:

1. The proposed catch basin and associated pipe shown on the site plan at the southeasterly corner of the lot appears to be left over from the previously approved development plan with three lots and a common driveway. If this new drainage system is no longer needed, it should be removed from the plans.
2. Grading required for the proposed sidewalk must be provided including any necessary slope stabilization, and utility pole relocations.
3. The location of the proposed anti-tracking pad must be shown on the Erosion Control Plan.
4. Sight lines associated with the proposed common driveway must be evaluated, and improvements made as necessary to ensure proper sight distances are provided.
5. Detailed drainage calculations shall be provided in order to substantiate the statement made in Note 4 on Sheet 3.
6. Note 5 on Sheet 3 (Site Development Plan) originated from previous Engineering Department comments from 2007, and still apply to this revised application. Additional requirements that must be addressed as part of a final lot development plan include:
  - a. All utility laterals serving the proposed house on Lot 1 must be shown the site plan including electrical and gas service.
  - b. Based on the proposed grading plan, and the test pit data provided, it appears likely that ledge will be encountered during development of this site. Methods for rock removal, and any recommended vibration monitoring should be detailed on the Site Plan.

[ ] Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION: \$45,000

DATE REVIEWED: 11/02/2020

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

AB

[ ] Above comments (\*) should be addressed prior to deliberations