

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



REPLY TO:

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

**PLANNING AND ZONING COMMENTS
for 9 NOVEMBER 2020**

**#P20-30 & 441, 445 & 447 WASHINGTON AVENUE IL-30
#P20-30S (MAP 90, LOTS 4, 5 & 7)
AFA WASHINGTON AVE REALTY, LLC, APPLICANT & OWNER
SPECIAL PERMIT & SITE PLAN APPLICATIONS**

Review Comments:

1. These applications are being made in accordance with Section 5.1.3.16 of the Regulations, as amended, proposing approval as a Light Industrial Upper Washington Avenue Multi-Use (ILUWMU) Development.

The Commission approved 150 residential units on the parcels at 441 & 447 Washington Avenue on 7 January 2019 (#P18-43 & #P19-43S). The applicant has since acquired the adjacent property at 445 Washington Avenue and is now proposing 225 residential units on the combined three parcels. The Commission approved an amendment (#P19-39) to the regulations on 6 January 2020 to permit the possibility of 225 units on one parcel on the west side of Washington Avenue, north of the exit 12 interchange. The regulation also requires that a minimum of 20% of the units be deed restricted as “affordable” in accordance with C.G.S. Section 8-30g.

Two (2) five story buildings are proposed. Building 441 would contain 129 residential units and Building 447 would contain 96 residential units for a total of 225 dwelling units. The total unit distribution is 30 studio, 170 one bedroom, and 25 two bedroom units. Building #447 is proposed with 22,144 square feet of commercial and/or retail space on its first floor. Building #441 is proposed with open air parking and 3,998 square feet of commercial space on its first floor. The area proposed for non-residential/commercial use complies with Section 5.1.3.16.5 of the regulations, as amended (10%).

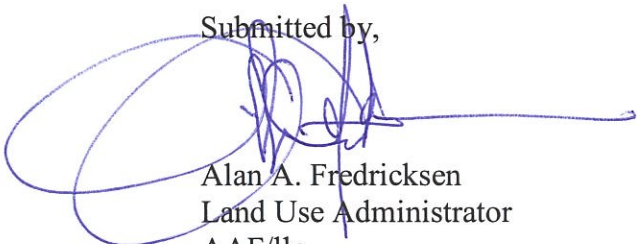
2. 286 parking spaces are proposed which complies with the requirements outlined in Section 5.1.3.16.6 of the regulations but also includes an additional 18 spaces (6.7%).
3. Bicycle racks are proposed in accordance with Section 8.5.1.7.
4. A “Traffic Study”, dated October 12, 2020, produced by Milone & MacBroom has been submitted in support of the application.

5. The developer has submitted an Affordability Plan in accordance with Section 5.1.3.16.13 of the regulations, showing that a minimum of twenty percent (20%) of the dwelling units will be deed restricted as affordable units.

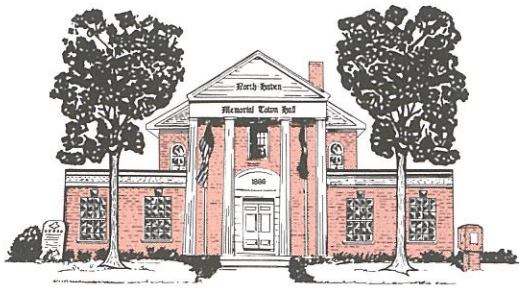
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - a. A note indicating "P20-30S, Special Permit Application, and #P20-30, Site Plan Application".
 - b. A separate lighting plan.
 - c. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
2. Any approval granted is subject to the approval of the State of Connecticut D.O.T. relative to traffic and drainage conditions.
3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer 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 signage or 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
AAF/llc
#P20-30S, #P20-30



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REPLY TO:

Engineering

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

PLANNING AND ZONING

Date of Meeting: 11/09/2020

Dev: New Residential Apartments
Loc: 441, 445, 447 Washington Avenue
File: P20-30

Comments:

1. This application represents an expansion on the previously approved site plan for this property, incorporating the parcel at 445 Washington Avenue. The Developers Engineer successfully applied the Engineering comments from the prior approval to this new expanded development. As such, the Engineering Department has no significant new comments on the proposed site plans submitted.
2. The proposed traffic study for this development cites the 2016 Amazon Distribution Center OSTA approved traffic study as the baseline for the traffic volumes used in this study analysis. Based on field observations made since the completion of the Amazon facility, and informal discussions that the Town has had with CT DOT Traffic engineers, it is clear that the Amazon Traffic Study incorrectly estimated the peak traffic volumes, particularly for morning northbound left turn movements. The Developer's Engineer is advised to review these study inaccuracies with CT DOT, and revise their study to utilize actual, not predicted traffic volumes for the baseline condition. It is unclear what, if any, impact these charges might have on the submitted traffic study.

- 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: \$18,000
 DATE REVIEWED 11/02/2020
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

AB