

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

#P20-31 &  
#P20-31S

**PLANNING AND ZONING COMMENTS**  
**for 9 NOVEMBER 2020**  
**355 WASHINGTON AVENUE**  
**(MAP 85, LOT 13)**  
**RON CASALINO, APPLICANT**  
**355 WASHINGTON AVENUE, LLC, OWNER**  
**SPECIAL PERMIT & SITE PLAN APPLICATIONS**

Tel. (203) 239-5321  
Fax (203) 234-2130  
**IL-30**

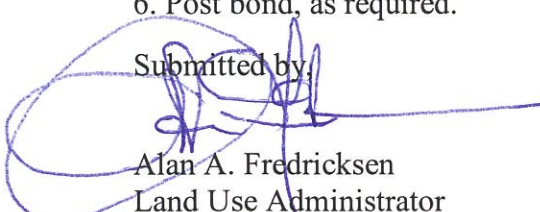
### Review Comments:

1. These applications are intended to permit site modifications and outdoor storage necessary for a change in tenancy for this property from CBS Outdoor to Praxair. The Special Permit is required by Section 5.1.1.59 of the Regulations for on-site cylinderizing of gases. 11,000 gallon and 3,000 gallon gas tanks are proposed for the center of the site. Gas cylinder storage racks are proposed in the rear of the property. The Proposed change in tenancy does not constitute a change of use.

### Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
  - a. A note indicating, “#P20-31, Site Plan Approval & #P20-31, Special Permit”.
  - b. Protective bollards surrounding gas cylinder storage racks.
  - c. Labeled existing concrete street sidewalk.
  - d. Clarification of existing and proposed landscaping.
  - e. Clarification of proposed island adjacent to parking space #15.
  - f. Labeled protective bollards at gas tanks.
  - g. Fencing and gates at dumpster pad.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. 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.
4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Post bond, as required.

Submitted by:

  
Alan A. Fredricksen  
Land Use Administrator  
AAF:lc

#P20-31 & #P20-31S



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: 11/09/2020**

Dev: Site Plan  
Loc: 355 Washington Avenue  
File: P20-31

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Comments:

1. Plan should be renamed to indicate that it is a proposed Site Plan and must be signed by a Professional Engineer.
2. Any increases in impervious area must be mitigated through infiltration of a minimum of one inch of runoff across that area.
3. Existing, and any proposed site grades must be shown on the site plan,
4. Inlet control is needed at existing catch basins in the vicinity of all proposed construction areas.
5. Erosion control notes, and details must be provided.
6. If the main gate to the rear parking lot is to remain locked during business hours, a minimum of one handicap parking space should be provided in the front (ungated) parking lot to allow handicap parking for visitors.
7. Handicap parking signs must be provided at all handicap spaces.
8. Details are needed for all proposed site features including line stripping, fencing, bollards, concrete pads, etc.

- [ ] 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: \$2,500  
 DATE REVIEWED 11/03/2020  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

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