



November 3, 2020

Mr. Allan A. Fredrickson
Land Use Administrator
Town of North Haven
18 Church Street
North Haven, Connecticut 06473

Re: Applicant - GBRSTORZ, LLC
Resubdivision of Anderson Sunnyside Farm
318 Kings Highway

This letter is provided to address your review comments that our office received via email for the Inland Wetlands Application #I20-04.

The following are your review comments in italics font and our response is provided in normal font. Also, enclosed are revised plans which reflect the review comments.

1. *This application is for subdivision referral. The developer is proposing to subdivide this approximately 14 acre property into eight (8) single family, residential building lots. Wetlands have been identified in the southeast corner of the property and lie entirely within proposed Lot 7. Public water and septic systems are proposed for all lots. Lots 1 & 2 are proposed to be accessed from Hartford Turnpike while Lot 3 through 8 would be accessed from Kings Highway. The drawings have been revised to include an additional approximately 400 feet of "grass lined swale" along the easterly property line in an effort to intercept sheet flow to benefit the downslope Hartford Turnpike abutters. Additionally, a Landscape Plan has been provided showing fifteen (15) proposed street trees.*

In lieu of the approximately 400 feet of grass lined swale along the easterly property line, excavated depressions have been provided on Lots 1, 2 & 7 to detain stormwater runoff from the development. These depressions as designed reduce the rate of runoff to below the pre-development conditions and will intercept sheet flow to lessen the impact on the downslope Hartford Turnpike abutters.

2. *Alternatives to this proposed layout should be discussed.*

An alternative development plan for Affordable Housing has been previously provided.

3. *Submit revised plans which include:*
 - a. *A note on the cover sheet indicating "I20-04, Subdivision Referral".*

The note I20-04, Subdivision Referral has been added to the cover drawing.

- b. Zoning data table added to Subdivision Plan and Site Development Plan.*

LRC Engineering & Surveying, DPC
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A Zoning Summary Table has been added to the Subdivision Plan, sheet SUB-I & Site Development Plan, SDP-I.

- c. *Provide dimensioned width for all proposed lot access strips.*

Dimensioned widths have been added to lot access strips and are shown on the Subdivision Plan, sheet SUB-I.

- d. *Wetland soil type indicated on the drawings.*

Note #15 of the Site Plan notes has been added to the Site Development Plan, sheet SDP-I describing the wetland soils as referenced from the Wetland Delineation and Assessment Report prepared by Martin Brogie dated September 2020.

- 4. *Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.*

This information has been added as Note #16 of the Erosion Control Notes has been added to the Erosion Control Plan, sheet EC-I.

- 5. *The owner must maintain (repair/replace when necessary) the siltation control until all activity is completed and all disturbed areas are permanently stabilized.*

This information has been added as Note #17 of the Erosion Control Notes has been added to the Erosion Control Plan, sheet EC-I.

Sincerely,

LRC Engineering & Surveying, DPC

A handwritten signature in blue ink, appearing to read "Richard Reynolds", is written over the printed name.

Richard Reynolds
Project Engineer