

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

#120-07

**INLAND WETLANDS COMMENTS  
FOR 18 NOVEMBER 2020  
343 & 379 CLINTONVILLE ROAD  
(MAP 69, LOT 55)**

**EH**

**VIGLIOTTI CONSTRUCTION CO., APPLICANT  
PIEPERS' FARM, LLC, OWNER**

**PUBLIC HEARING – PERMIT TO CONDUCT REGULATED ACTIVITY &  
SITE PLAN REFERRAL**

**Application consists of:**

1. Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT: 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020. Scale: 1"=40'.
2. Soil Scientist Report: Wetland and Watercourse Delineation, 343 Clintonville Road, North Haven, Connecticut. MMI# 2709-13. Prepared by: Milone & MacBroom, Megan B. Raymond, MS, PWS. Dated: January 22, 2020.

**Review Comments:**

1. This application for a Permit to Conduct Regulated Activity and a Site Plan Referral is intended to permit the development of these two (2) properties, that total 12.8 acres combined, as an elderly housing facility. The applicant proposes to construct a 60 unit, three story, age restricted residential multi family building on each subject parcel. Additionally, a Club House building is proposed on the westernmost parcel (#343 Clintonville Road) for use by all 120 units. Parking for the proposed facility is arranged in the southern portion of the site along Clintonville Road. An additional 13 parking spaces are proposed to the north of the building at #379 Clintonville Road, but are intended for use by residents of the adjacent facility to the east, Tuscan Villa, also owned by the applicant.

The inland wetlands are located to the north of all proposed construction, on either side of Waterman's Brook.

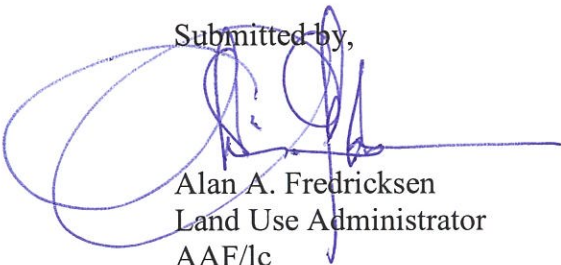
Grading for the stormwater detention basins comes within approximately 15 feet of the delineated wetlands in some locations.

2. Alternatives to this proposed lot configuration should be discussed by the applicant.
3. The wetlands and wetland buffer contain a great deal of spoil material, construction material, nursery and farm equipment, and other debris. This should be carefully removed from these areas and properly disposed of off site in accordance with all applicable laws, codes and regulations.
4. The Commission needs to determine if and where wetland buffer markers might be required.
5. The Commission needs to determine if any additional wetland buffer plantings need to be provided.
6. Since the application asserts that the project will have significant wetlands impacts, a statement of any and all impacts, should be provided.

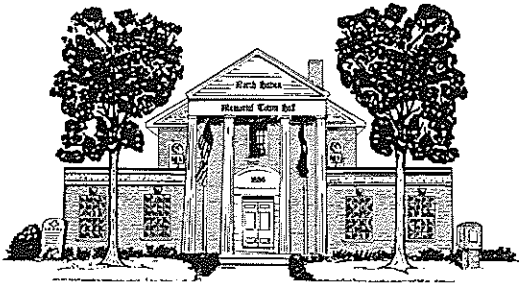
**Recommended Conditions of Approval, if granted:**

1. Submit revised plans which include:
  - a. A note indicating "Inland Wetlands Application #I20-07, "Permit to Conduct Regulated Activity and Site Plan Referral".
  - b. Graphically strengthened lines of wetland buffer.
  - c. Wetland soil types.
  - d. Vernal pool location.
  - e. 8' wide landscaped islands containing one minimum 2" caliper tree at all ends of rows of parking.
  - f. Any required wetland buffer markers.
  - g. Building dimensions and areas.

Submitted by,



Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#I20-07



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REPLY TO:

Engineering

Tel. (203) 239-5321

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## INLAND WETLANDS

**Date of Meeting: 11/18/2020**

Dev: Site Plan – Elderly Housing Development

Loc: 343 Clintonville Road

File: I20-07

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Comments:

1. The proposed improvements include nearly one-half acre of disturbance within the upland review area. The Applicant should be prepared to discuss alternate development schemes which limit the amount of disturbance within the upland review area.
2. The proposed ground cover between the New England Erosion Control/Restoration Mix area, and the edge of the wetlands should be specified. The Commission should consider if additional plantings in this area are warranted as mitigation for the extensive disturbance proposed in the upland review area.
3. A number of test pits appear to have been performed throughout the site. The result of these test pit investigations should be provided, particularly in the area of the proposed stormwater management basin. The easterly portion of the basin will require a cut in excess of six feet, and the existing depth to seasonal high groundwater in this area is critical to understanding the function of the proposed basin.
4. Specifically incorporate the construction of the stormwater management basin, temporary sediment basins, diversion berms, and stone check dams into the project construction sequence.
5. The proposed drainage system including drainage structures, pipe, GPS, sediment forebay, and overall stormwater management basin shall be thoroughly cleaned of sediment and debris after full stabilization of the site has been achieved.
6. A stormwater management plan shall be provided detailing the long-term inspection and maintenance requirements of all components of the drainage system including the stormwater management basin.
7. Wetland markers are needed along the limits of the wetlands. The location of the proposed markers should be discussed with the Commission.

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

BOND RECOMMENDATION:\$28,000

DATE REVIEWED: 11/12/2020

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

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