

December 9, 2020

Mr. Alan A. Fredricksen
Land Use Administrator
Town of North Haven
Memorial Town Hall
18 Church Street
North Haven, CT 06473

**RE: Inland Wetlands Comments for November 18, 2020
#I20-07 – 343 & 379 Clintonville Road
Map 69, Lot 55
Vigliotti Construction Co., Applicant
MMI #2709-13-15**

Dear Mr. Fredricksen:

We are in receipt of your review comments for the above-mentioned public hearing and offer the following responses:

C1. 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.

R1. Revised plans have relocated the basin almost entirely outside of the upland review area.

C2. Alternatives to this proposed lot configuration should be discussed by the applicant.

R2. The plans have been revised to have significantly less disturbance in the upland review area. In accordance with discussions with the Wetlands Commission, the clubhouse and parking for Tuscan Villa have been relocated to allow for the basin to shift away from the wetlands area.

- C3. 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.
- R3. Comment noted; the application is prepared to remove debris, farm equipment, etc. as required by the commission.**
- C4. The Commission needs to determine if and where wetland buffer markers might be required.
- R4. Comment noted; this will be discussed with the Inland Wetlands Commission.**
- C5. The Commission needs to determine if any additional wetland buffer plantings need to be provided.
- R5. The plantings around the basin and the upland review area buffer have been revised; additional plantings have been provided.**
- C6. Since the application asserts that the project will have significant wetlands impacts, a statement of any and all impacts should be provided.
- R6. The amount of wetland impacts has been greatly reduced on the revised plans. No direct wetland impacts are proposed. The upland review area impacts have been reduced to 4,625 square feet.**

Please do not hesitate to contact me if there are any further questions or comments.

Very truly yours,

MILONE & MACBROOM, INC.



Ryan McEvoy, PE, Associate
Lead Project Engineer, Civil

Enclosures

2709.13.15.d920.ltr.docx