



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



REPLY TO:

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

#I21-05

**INLAND WETLANDS COMMENTS**  
**for 26 MAY 2021**

**125 QUINNIPIAC AVENUE**  
**(MAP 11, LOT 45)**

**CB-20/R-20**

**JOSEPH GAMBARDELLA, APPLICANT**  
**SALVATORE GAGLIARDI & JOSEPH GAMBARDELLA, OWNERS**  
**PUBLIC HEARING – PERMIT TO CONDUCT REGULATED ACTIVITY**  
**& SITE PLAN REFERRAL**

**Application consists of:**

1. Plan Entitled: Proposed Change of Use, 125 Quinnipiac Avenue, North Haven, CT. Prepared by: Godfrey Hoffman Hodge, LLC. Scale: 1"= 20'. Dated: 04.08.2021.

**Review Comments:**

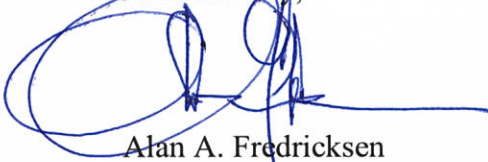
1. This application is for a Permit to Conduct Regulated Activity and a Site Plan Referral and is intended to permit the change of use of this existing approximately 1,225 square feet, single story building from a utility service use to a business office for a plumbing contractor. Three new parking spaces and a new concrete sidewalk are proposed.
2. The Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral for the construction of this facility on 27 March 1996 (#I96-6). A copy of the approved site plan is enclosed with these comments. It appears that none of the required buffer plantings are in place. The Commission needs to determine if this original planting plan will need to be reestablished in its entirety.
3. The Commission needs to determine the quantity and locations of any required wetland buffer markers.

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

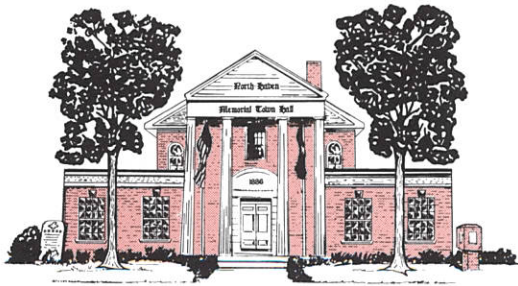
1. Submit revised drawings which include:
  - a. A note indicating "#I21-05, Permit to Conduct Regulated Activity & Site Plan Referral".
  - b. Dumpster pad with landscaped, gated enclosure.
  - c. A note indicating there will be no outdoor storage on the property.
  - d. Additional landscaping and buffer markers approved by the Commission.

2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.
4. Submit an as-built prior to bond release.
5. Post bond, as required.

Submitted by,

A handwritten signature in blue ink, appearing to read 'Alan A. Fredricksen', with a long horizontal line extending to the right.

Alan A. Fredricksen  
Land Use Administrator  
AAF/lc



# TOWN OF NORTH HAVEN

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REPLY TO: Engineering

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## INLAND WETLANDS

**Date of Meeting: 05/26/2021**

Dev: Site Plan  
Loc: 125 Quinnipiac Avenue  
File: I21-05

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### Comments:

1. Provide a high-level overflow pipe from the dry well that intercepts the storm drainage outfall line originating at the CB at the southwest corner of the site. This will provide a means for the drywell to overflow during excessive rains, limiting any resulting surface flooding.
2. Remove brush, dead vegetation, and any invasive species within the previously planted vegetative buffer. This will encourage continued successful growth of the buffer plantings.

- [ ] 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 ESC  
 DATE REVIEWED 05/21/2021  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.