

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS FOR 6 JULY 2020

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-07

576 WASHINGTON AVENUE
(MAP 96, LOT 2)

CB-40

576 WASHINGTON AVE LLC, APPLICANT & OWNER
SITE PLAN APPLICATION – PUBLIC HEARING

Review Comments:

1. This application is intended to modify the Site Plan (#P19-21) approved by the Commission for this parcel on 1 July 2019. The principal differences between the plans are an approximately 50% reduction in the “new car inventory storage” area at the rear (easternmost) portion of the site and a reduction in the size of the proposed building from approximately 18,000 to 12,000 square feet.
2. A Special Permit/Certificate of Location was approved for a Car Dealer’s License by the Zoning Board of Appeals on 17 May 2018 (#18-10).

Recommended Conditions of Approval, if granted:

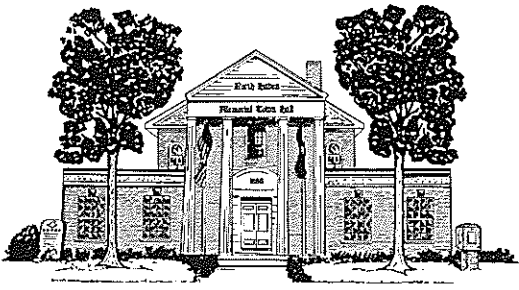
1. Submit revised plans which include:
 - a. A note indicating “#P20-07, Site Plan Approval”.
 - b. Minimum 2” caliper tree in all islands at ends of parking rows.
 - c. Dumpster pad detail showing gated, landscaped enclosure.
 - d. A note indicating all variances granted by the ZBA.
 - e. A photometric plan showing no light trespass beyond the property lines.
2. Any approval granted is contingent upon the procurement of a State of Connecticut D.O.T. Encroachment Permit.
3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
4. 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.
5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
6. Submit an as-built plan prior to bond release.
7. Post bond, as required.

Submitted by,

Alan A. Fredricksen

Land Use Administrator

AAF/lc



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: 07/06/2020

Dev: Mauro Motors
Loc: 576 Washington Avenue
File: P20-07

Comments:

1. This application is essentially a reconfiguration of the previously approved plan. Site grading is consistent with the previous plan, although the site disturbance limits in the rear of the property have been reduced significantly. Site access remains as previously approved. Stormwater management systems remain virtually unchanged from the previous plan, with system sizing still based on a fully developed site. The sanitary lateral is extended from the previous plan to accommodate the relocated building but is shown at an acceptable slope and is provided with ample maintenance access.
2. Approvals will be needed from CT DOT for the proposed driveway curb cut, and the connection of the proposed site drainage system.

- [] 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: \$21,500
 DATE REVIEWED: 07/01/2020
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E. *AB*