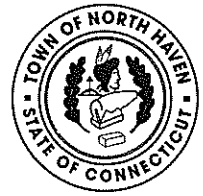


# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-12

## PLANNING AND ZONING COMMENTS

for 6 JULY 2020

CB-40/R-20

346 STATE STREET

(MAP 34, LOT 105)

GEORGE MASTROMANOLIS, APPLICANT

346 STATE STREET LLC, OWNER

SITE PLAN APPLICATION

### Review Comments:

1. This application is intended to permit the construction of an approximately 3,500 square feet, single story addition to the rear, west side of this existing fitness facility. This building is the westernmost of the two (2) buildings on the property. The easternmost building is occupied by the State Street Café, which enjoys the benefit of the State Street frontage.
2. Several landscaped islands and other improvements from two earlier approvals (#P13-28 and #P14-09) remain incomplete. Two cash bonds totaling \$7,500.00 are still being held to secure the completion of this work. All work from the prior approvals must be addressed in this new application.
3. The Commission needs to determine if additional plantings will be required to augment the 15' required "dense evergreen" buffer at the rear of the site. **Several substantial trees have been added to the required buffer.**

### Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
  - \* a. A note indicating "P20-12, Site Plan Approval."
  - b. 8' wide landscaped islands with 2" caliper trees at ends of all rows of parking as required by the Commission. **8' wide landscaped islands with 2" caliper trees should replace parking space #30 and should be added on the east side of parallel space #1 on the south side of the restaurant building.**
  - \* c. All existing landscaping.
  - \* d. Labels for building setback lines.
  - \* e. A note indicating there will be no outdoor storage.
  - f. Proposed location, mounting height and timing of outdoor lighting.
  - g. Any additional buffer plantings required by the Commission.
  - h. Relabeled buffer to read "15' required dense evergreen buffer". **The word "required" needs to be added.**
  - \* i. Replacement tree in island between parking spaces 5 and 6.
  - \* j. R-20 Zoning District added to zoning data table.

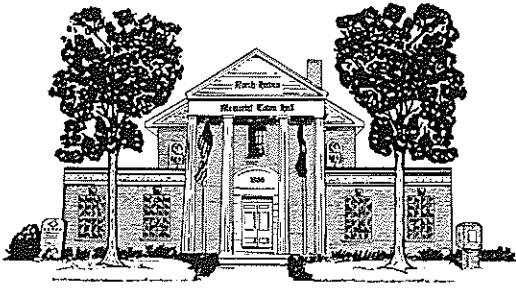
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.
4. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
5. Submit an as-built plan prior to bond release.
6. Post bond, as required.

**\* Indicates these items have been addressed.**

Submitted by,

Alan Fredricksen (gc)

Alan A. Fredricksen  
Land Use Administrator  
AAF/lc  
#P20-12



# 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: Site Plan  
Loc: 346 State Street  
File: P20-12

\*\*\*\*\*

### Comments (updates in **Bold**):

1. Trees are required at the ends of all parking rows. For example, trees and islands are needed for either end of the parking row against the north side of the building, and at the island at the southwest corner of the site. **Additional trees have been provided for in the revised plan.**
2. Retention of the first 1" of runoff from all new impervious surfaces must be provided. Calculations are needed to show how this is accomplished. A single new drywell is not sufficient considering the over 7,000 SF of new impervious area. Soil infiltration testing is also needed to verify the ability of the site soils to properly infiltrate captured water, and fully drain. **Calculations have been provided, and additional storage and infiltration capacity has been added. Infiltration testing of existing site soils is still needed to ensure proper emptying of the stormwater storage system prior to the next storm.**
3. If the driveway on the east side of the existing building is going to be used for two-way traffic, existing pavement markings should be altered to indicate this. **Pavement markings have been revised.**
4. The westerly most parking space along the north side of the building will be difficult to get in and out of. A bump-out should be provided to the west to allow for proper backing out of this space. **A turnout area has now been added.**

- [ ] 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  
 DATE REVIEWED: 07/01/2020  
 TOWN ENGINEER: J. Andrew Bevilacqua, P.E.