

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

PLANNING & ZONING COMMENTS FOR 7 DECEMBER 2020

#P20-33

100 POWDERED METALS DRIVE
(MAP 29, LOT 112)

IG-80

CONNECTICUT INVESTMENT DEVELOPMENT LLC, APPLICANT &
OWNER
SITE PLAN APPLICATION

Review Comments:

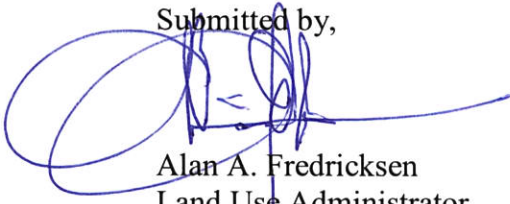
1. This application is intended to permit the construction of two (2), 10,000 square feet, single story buildings. The buildings are intended for warehouse/storage use. The Commission approved subdivision application #P19-32 on 7 October 2019 to create this lot.
2. The Commission needs to determine if the waiver of required sidewalks granted on December 4, 2018 and on 7 October 2019 will be granted for this application as well.
3. Outdoor storage of construction equipment and registered vehicles and trailers has been requested. The proposed location of this storage needs to be delineated on the plan and cannot include any portion of the front yard.

Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating “#P20-33, Site Plan Approval”.
 - b. Tree species.
 - c. Dumpster pad with landscaped, fenced and gated enclosure.
 - d. Location of all proposed outdoor storage.
 - e. Zoning district boundary line.
 - f. Sidewalk width corrected to 5’.
 - g. Revised drawing title in Drawing List for sheet 4 to “Catch Basin Details”.
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 drawing prior to bond release.
6. Provide bond, as required.

Submitted by,

A handwritten signature in blue ink, appearing to read 'Alan A. Fredricksen', is written over the text 'Submitted by,'. The signature is stylized and somewhat illegible due to overlapping loops and a long horizontal stroke extending to the right.

Alan A. Fredricksen
Land Use Administrator
AAF:lc
#P20-33



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: 12/07/2020

Dev: Site Plan
Loc: 100 Powdered Metals Drive
File: P20-33

Comments:

1. Drainage calculations are needed to substantiate compliance with stormwater management requirements.
2. We have some concerns over the layout of the proposed storm drainage system. The Developer is proposing the use of perforated pipe to convey and dissipate storm drainage throughout the site. While this approach has its merits, the long-term effective function of this system depends heavily on preventing fine sediments from permeating into the underdrain stone layers. Incorporating a silt sock to encapsulate the 18" perforated pipe would help to reduce the migration of fines into the open stone. The addition of hooded inlets at the proposed catch basins would also help in reducing possible contamination of this system. Installation, careful monitoring, and regular maintenance of the sediment control systems installed at each catch basin will be critical. Thorough cleaning of the new structures and pipe should be performed after the site is fully stabilized and paved.
3. We assume that the leaching chamber at the southeast corner of the site is proposed to primarily return any remaining discharges from the system to a distributed surface flow. Stormwater storage in this system is likely to be ineffective. The use of a grated inlet for the manhole just upstream of this leaching chamber would provide a means of emergency overflow in the event of failure of the chamber system.
4. The proposed sanitary sewer connection scheme has already been reviewed and approved by the WPCA during the subdivision approval.
5. Details on the proposed grinder pump must be provided, including the sizing of the pump, and sizing of the force main. Invert of the force main should be provided at the connection to the Town's sanitary sewer. A minimum depth should be provided for the proposed force main.
6. The estimated quantity of fill material should be provided.
7. Proposed 2:1 slopes along the southerly and easterly property lines may require jute mesh or other protective ground covering to reduce erosion until the site can be fully stabilized.

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

BOND RECOMMENDATION: \$ 6,000
\$11,000 w/sw

DATE REVIEWED 12/01/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

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

AB