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

From: David Gagnon / Langan
Casey Raczkowski / Langan

COPIED: Steven Inglese / 158 Washington, LLC
Bernard Pellegrino / The Pellegrino Law Firm

Date: March 30, 2020

Re: Response to Planning & Zoning Comments
Proposed Bank (#P20-08)
158 Washington Avenue, North Haven, CT 06473
Langan Project No.: 140214001

Enclosed, please find our responses to comments raised in "Planning and Zoning Comments for 2 March 2020," received by Langan on 28 February 2020. Each comment is followed by our response in **bold**. These comments were reviewed with town staff, the police chief, and the development team at an in person meeting held on 9 March 2020.

Review Comments

1. This application is intended to permit the construction of a new, approximately 2,000 square feet, single story bank. The existing structure on the property is proposed to be demolished in its entirety.

Comment Response: Noted.

Recommended Conditions of Approval, if granted

1. Submit revised plans which include:
 - a. A note indicating "#P20-08, Site Plan Approval".

Comment Response: The plan set title on the cover sheet and the "PROJECT" section of the titleblock on all other sheets have been updated to reflect this note.

- b. A note indicating there will be no outdoor storage on the site.

Comment Response: A note has been added to the lower left-hand corner of sheet CS101, "SITE PLAN."

- c. Indication that all lawn and landscaped areas will be serviced by an automatic sprinkler system.

Comment Response: Area to be irrigated indicated on landscape plan LP-101.

- d. Actual proposed building height in zoning data table.

Comment Response: The zoning chart on sheet CS101, "SITE PLAN" has been updated to reflect a proposed building height of 23.5 FT.

- e. Size and location of any proposed mechanical and/or electrical equipment.

Comment Response: A potential pad-mounted transformer location has been identified on the plans to the rear of the proposed bank on the landscaped area. This transformer is only intended to be used if the existing pole mounted transformer cannot be used.

- f. Demolition note indicating that the existing building will be removed in its entirety, including all existing footings and foundations

Comment Response: A note has been added to the lower left-hand corner of sheet CS101, "SITE PLAN."

- g. Revised drawing index to eliminate drawings LL501 & LP501 and to revise drawing titles for drawings LL101 & LP101.

Comment Response: The drawing index has been updated to remove LL501 & LP501 and revise titles for LL101, "LANDSCAPE LIGHTING PLAN," and LP101, "LANDSCAPE PLANTING PLAN."

- h. Revised side yard setback to 15'.

Comment Response: The zoning chart on sheet CS101, "SITE PLAN" has been updated to reflect a 15' side yard setback and the setback line on the site plan has been revised accordingly.

- i. A note indicating all variances previously granted by the ZBA.

Comment Response: Zoning note #1 below the zoning chart on sheet CS101, "SITE PLAN" has been revised to identify the variance granted by the ZBA on 09-13-1979 to permit a 5ft minimum landscape buffer on Blakeslee Avenue.

- j. Revised lighting layout to eliminate light trespass exceeding (1) footcandle.

Comment Response: Lighting layout has been revised. No light trespass exceeds (1) footcandle at property line.

- k. One (1) minimum 2" caliper deciduous tree in all islands at ends of rows of parking (5 trees required).

Comment Response: Five (5) deciduous trees have been added to the parking islands.

2. Any approval is contingent on the approval of the State of Connecticut D.O.T. for traffic and drainage conditions.

Comment Response: All work within the State Right-of-Way will be coordinated with the CTDOT. The state was provided a set of plans for review and comment. The state comments were provided in a letter dated March 26th, 2020. The plans were revised accordingly, and the correspondence with the state has been attached. We request the town approve the project conditionally contingent on the CTDOT approval.

3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence

Comment Response: A note was added to the bottom left of CE101 "Soil Erosion & Sediment Control Plan".

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.

Comment Response: A note was added to the bottom left of CE101 "Soil Erosion & Sediment Control Plan".

5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.

Comment Response: A note was added to the bottom left of CE101 "Soil Erosion & Sediment Control Plan".

6. Submit an as-built plan prior to bond release.

Comment Response: Noted.

7. Post bond, as required.

Comment Response: Noted.

Engineering Comments

1. We are concerned over proper traffic circulation at this site. Since the drive through by-pass lane is used for all traffic entering from Washington Avenue, it should be widened to 12' and the drive through lane widened to 10' minimum. More signage and possibly additional pavement markings are needed to properly inform drivers of one-way circulation around the site.

Comment Response: The drive-thru by-pass lane has been widened to 12' and the drive-thru lane has been widened to 10'. More signage and striping has been added.

2. The driveway entrance off of Washington Avenue is problematic due to its proximity to the Blakeslee Avenue intersection. We would prefer to see this entrance eliminated in its entirety, or narrowed to allow entrance only. Approvals will be needed from CT DOT for the proposed driveway curb cut, and the connection of the proposed site drainage system.

Comment Response: The driveway entrance along Washington Avenue has been revised to allow for right-in, right-out access only. This was reviewed and agreed upon with the town staff and police chief on March 9th, 2020. We received comments from the state on March 26th, 2020. State comment for the driveway entrance was to modify the curb cut to allow entrance and exit of a SU-30 truck. The driveway entrance has been modified to satisfy the state's requests. Correspondence with the state has been attached, and work within the State Right-of-Way will not commence until state approval is granted.

3. The proposed stormwater management systems rely on infiltration in order to properly function. Please provide soils testing data to confirm that the soils are suitable for infiltration.

Comment Response: A note has been added to the lower left-hand corner of the sheet CG101, "GRADING & DRAINAGE PLAN," which requires the contractor to conduct test pits and infiltration testing prior to construction and to report findings to the Town Engineer and Project Engineer. This approach was reviewed with the Town Engineer.

4. Roof leader laterals must be shown.

Comment Response: Roof leader laterals have been added to the plan off the rear of the building on sheet CG101, "GRADING & DRAINAGE PLAN."

5. The sidewalk crossing at the Blakeslee Avenue entrance is awkward. If the existing utility pole cannot be relocated, the sidewalk and ramp on the east side should wrap around the curb radius (as the west side ramp is proposed to do), in order to allow pedestrians a straight direct route across the intersection. If the sidewalk does not continue through the driveway entrance, cross walk markings should be provided.

Comment Response: The sidewalk and ramp on the east side of the intersection have been revised to wrap around the curb radius. Crosswalk markings have been added.

6. Trees are required at the end of all parking rows.

Comment Response: Trees have been placed at the end of all parking rows. Please refer to sheet LP101, "LANDSCAPE PLANTING PLAN", for tree locations.

7. Additional lighting should be provided at the handicap parking spaces and the southeast corner of the rear parking lot.

Comment Response: Fixtures were shifted to provide additional lighting at both the handicap parking stalls and the southeast corner of the lot. All light levels are designed to meet a minimum of 0.5 fc in parking lots per Illuminating Engineering Society of North America (IESNA) recommendations.

8. Based on the inverts provided, the slope on the sanitary lateral is incorrect. Due to the depth of the sanitary sewer, a sewer chimney is preferable to a direct saddle connection.

Comment Response: If the existing sanitary sewer lateral from D'Angelo's can be reused, it will be reused instead of constructing the proposed sewer lateral shown on the plans. A note indicating this has been added to the lower left-hand corner of sheet CU101, "UTILITY PLAN." The inverts have been adjusted to show both the invert at the chimney and invert at the existing main. The connection has been

MEMO

Langan Project No. 140214001
March 20, 2020 – Page 6 of 6

updated to require a chimney connection to connect the proposed lateral to the existing main.

We trust these responses and the enclosed revised material adequately address your comments and concerns. Should you have any additional comments or concerns, please do not hesitate to contact us directly at 203-562-5771, dtgagnon@langan.com, or crackowski@langan.com.

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