

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING AND ZONING COMMENTS

for 3 AUGUST 2020

15 MASSIMO DRIVE

(MAP 35, LOT 5)

MD PROPERTY LLC, APPLICANT & OWNER

SITE PLAN & CAM APPLICATIONS

Tel. (203) 239-5321

Fax (203) 234-2130

#P20-14 &

#P20-14A

IG-80

Review Comments:

1. These applications are intended to permit the construction of an approximately 40,000 square feet addition to this existing, approximately 75,000 square feet warehouse building. The CAM application is required because the site lies within the coastal boundary. **The drawings have been revised to respond to staff comments.**
2. The Zoning Board of Appeals approved front yard setback, lot coverage, parking, front landscaped strip, driveway width and driveway separation variances in 1985 and 1986 to permit the construction of this addition which has remained unbuilt. Copies of the approval letters for these variances are attached.
3. Required 5' wide concrete street sidewalks are not shown. They must be provided or a waiver requested and approved. **5' wide concrete sidewalks are now shown and a waiver requested.**
4. **Outside storage is now proposed on the north side of the building. If this is intended to include trucks and trailers, the Commission needs to determine if a processed stone surface is sufficient for this use.**

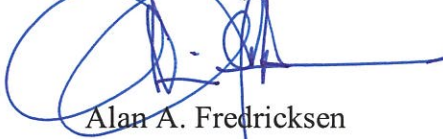
Recommended Conditions of Approval, if granted:

1. Submit revised drawings which include:
 - * a. A note indicating "#P20-14, Site Plan Approval" and "#P20-14A, CAM Application".
 - * b. 5' wide concrete sidewalks along all street frontage.
 - * c. 8' wide landscaped islands, each containing a 2" caliper deciduous tree, at all ends of rows of required parking. **Another island is necessary along the southerly property line and two are required at the ends of the two spaces on the east side of the building. Tree size and species is needed.**
 - * d. Dumpster pad with fenced, gated, landscaped enclosure.
 - * e. Dimensioned building set back lines.
 - * f. Eight (8) additional parking spaces, to show 54 total.
 - * g. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.

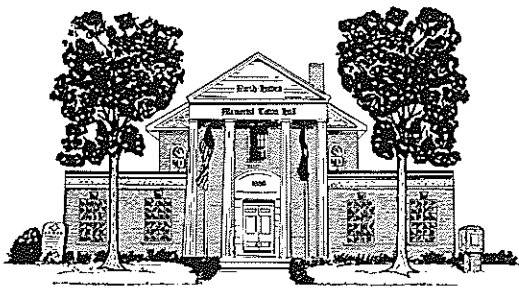
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently 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 that these items have been resolved.**

Submitted by



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#P20-14 & #P20-14A



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: 08/03/2020

Dev: Site Plan
Loc: 15 Massimo Drive
File: P20-14

Comments: Updates are in Bold

1. Proposed driveways in an Industrial Zone shall not exceed 45 feet in width at the street line. Truck turning movements need to be demonstrated showing that trucks do not need to rely on the Town right-of-way in order to maneuver for parking at the loading docks. **Truck turning movements have still not been provided. Applicant obtained variances in the mid 1980's modifying driveway entrance requirements, and other modifications effecting circulation. It is unclear if the variances are applicable to the current application.**
2. Deteriorated pavement areas within the existing parking lot and adjacent to the Town road must be repaired. **Plan has been modified to show selective pavement replacement.**
3. Existing concrete barrier curbs within the Town right-of-way must be shown on the plan as to be removed. **A note has been added to the plans indicating barrier curbs to be removed.**
4. Sidewalks must be shown along all road frontage. A waiver may be requested if desired, and is subject to approval by the Commission. **Sidewalks have now been added to the plan. A sidewalk waiver has been requested.**
5. Protected soil stockpiles areas, and an anti-tracking pad need to be shown on the site plan. A written soil erosion and sediment control narrative is needed. **Soil stockpiles have been added. Location of the proposed construction entrance should be shown.**
6. Provisions are necessary to accommodate overflows from the proposed stormwater management system. Per the site plan, the system will be at capacity for a one-inch rainfall. System overflows must be managed in such a way that they don't cause erosion or adverse impacts to neighboring properties or the Town right-of-way. **An overflow pipe and slotted drain cover has been added to the system to help accommodate overflows**
7. Limits of any necessary site clearing must be delineated on the plans. **Site clearing limits have been added**
8. Use of the existing processed stone area shown to remain should be discussed. If this area is relied on for vehicle maneuvering, it should be paved. **A note has been added indicating that the gravel area will be utilized for outside storage. It remains unclear if this area will also be relied upon for vehicle maneuvering.**
9. Extensive trailer parking is noted on this property in the existing site condition. Besides the loading docks, any anticipated additional trailer parking areas must be delineated on the proposed site plan. Trailer parking outside of approved areas will be prohibited. **An outside storage area has been noted on the plans and is presumed to be intended for trailer storage.**
10. Proposed landscape islands must be provided with perimeter curb protection. Proposed landscaping within these islands must be shown. **Islands have been shown with dark lines around the perimeter, but do not**

match the drawing legend for curbs. If curbs are intended, their limits should be clearly labeled and delineated.

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- [] 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: \$ 6,500
\$49,250 w/SW
- DATE REVIEWED: 07/30/2020
- TOWN ENGINEER: J. Andrew Bevilacqua, P.E. 