

February 1, 2022

Planning and Zoning Commission
Town of North Haven
c/o Alan A. Fredricksen, Land Use Administrator
18 Church Street
North Haven, CT 06473

Re: Site Plan Application #P21-10 & #P21-18
144 Washington Avenue

Dear Planning Commissioners:

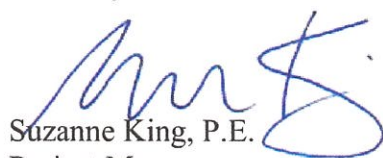
The plans previously approved under #P21-10 & #P21-18 have been updated to incorporate tenant needs and the updated plans are being submitted to you for review/approval. The following revisions, clouded as Revision 19 on the attached plans, have been made:

- Drive Thru Area – The concrete drive thru area has been revised so that the drive thru lane is concrete (as previously proposed) and the by pass lane and loading area are now asphalt. (The dumpster pad is still concrete.)
- Area between Building and Drive Thru Area – The Area between Tenants B, C, and D and the drive thru is now concrete. Previously, there was a small strip of landscape along the drive thru back of curb. However, Tenant A has requested this area all be concrete to make snow removal and maintenance of the drive thru equipment easier. The table on the Landscape Plan, LL-1, has been adjusted accordingly.
- Patios Areas – The three patio areas have been revised to be concrete. Previously, pavers were proposed.
- Transformer – The transformer pad has been increased from 6'x6' to 6'x7'. Additionally, and the pad and associated bollards have been shifted slightly to meet United illuminating setback requirements from driveways and sidewalks.
- Dumpster Area – The Tenant A dumpster dimensions have been revised to be 19' wide by 9'-8" deep by 7'-6" tall. Updated dumpster details are provided on Sheet DN-20. (Previously the footprint of the dumpster was 18' wide by 9' deep by 7' tall.)

- Landscape along Rear Property Line – Arbovitae trees were shifted slightly to accommodate the existing mature trees to remain. There is no change in the number of arborvitae and the landscaping “wall” effect is maintained.
- Landscape Area at Front of Building – The landscape peninsula in the row of parking along the front of the building has been moved closer to Monroe Street to accommodate a stop sign at the intersection of the drive aisle along the front of the building and the driveway from Washington Avenue.
- Stop bars at Wahington Avenue Driveway – Stop bars and stop signs were added on either side of the Washington Avenue driveway at the intersection of the drive aisle along the front of the building.
- Light Shift and Brightening – The light in the western corner of the parking area near the intersection of Washington Avenue and Monroe Street has been shifted to accommodate the pylon sign to avoid a conflict with the foundations. Additionally, the light head adjacent to the drive thru and wall mounted lights have been revised so the footcandle values around the building and within the drive thru area meet tenant standards. There is still no light spill to adjacent properties.
- Landscape at Pylon Sign – Plantings removed from the rear of the building were relocated to the area at the base of the pylon sign.
- Tenant Signage – Additional pavement parkings and tenant signs have been added to improve onsite wayfinding.
- Drive Thru Grading – The grading at the crosswalks in the drive thru area have been clarified to show the curb ramps and accessible path to the dumpster area.
- Tenant Details – Tenant details have been added to Sheets DN-19 through DN-21 showing the CMU wall for the trash enclosure and tenant signage. Notes clarifying that the tenant wayfinding signs are not allowed to include logos/branding are included on the detail sheets as well as on Sheet SP-1.

If you have any questions, please call me at 781-619-9503 or email me at sking@blcompanies.com.

Sincerely,



Suzanne King, P.E.
Project Manager