TOWN OF SOUTHINGTON
PLANNING AND ZONING COMMISSION
196 N. MAIN STREET, SOUTHINGTON, CT 06489

To: Southington Planning and Zoning Commission
From: David Lavallee, Acting Director of Planning and Community Dev. DL
Re: S #1337.1- 347, 349, 389 Marion Ave; 13 lot subdivision
Date: 4/21/23

Planning Department Checklist

1. The Town does not want Open Space #1; if it goes to a private owner, a "No Access to Pine" restriction should be placed on the deed.

2. The extension of Pine Street is creating frontage for an Industrial lot, as such the road should be built to Industrial standards.

3. Is a sidewalk waiver being requested? Walks should be shown either way.

4. Ramesh may need a Right to Flow into the F.E. on Lot 13.

5. The detention pond should be shaped, seeded, and matted in order to act as a temporary sediment trap prior to excavation of the site.

6. Permanent markers are needed at the limit of disturbance on Lots 1-3. Please show on all E&S sheets.

7. All dewatering should receive filter bags on discharge hoses.

8. A stone filter berm is needed in front of the pond outlet.

9. The conservation easement should extend to the limit of work on Lots 1, 3 and 4.

10. Boulders and signage should be provided along the limit of work on all lots with Upland Review Area. Boulders to be placed 10' on center.

11. Please ensure that all easements are shown for all drainage on site.

12. Please see Section 4-07 of the Sub Regs for street tree requirements, are you taking credit for the existing treeline along Pine?

13. Would an Emergency Vehicle Access along the utility easement out to Marion Ave be appropriate?

14. Please indicate any structures to be removed on the plans (Lot 11).

15. The limit of clearing on all lots should be clearly staked prior to tree cutting.

16. Some type of screening is necessary along the property line of #389 Marion's industrial use.

17. Is any fencing proposed around the detention pond?

18. Are any street lights proposed?

19. Was Section 3-17 of the Subdivision regs addressed?

20. Please respond in writing.