TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

MAY 27, 2020 - 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting.
Information on how to attend will be posted on the Town website at:
https://www.newingtonct.gov/virtualmeetingschedule

AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

III. APPROVAL OF AGENDA

IV. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom "Raise Hand" Function)

V. REMARKS BY COMMISSIONERS

VI. PUBLIC HEARING

A. A. Petition #16-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental Or Storage Of Motor Vehicles) For A Gas Station/Convenience Store At 4 Hartford Avenue. Diyala LLC, Applicant; Newington Gas Distributors LLC, Owner; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, Contact.

Documents:

TP MEMO 16-20 GAS STATION SPT 27MAY2020.PDF
APPLICATION 16-20 GAS STATION SPT.PDF
TP REVIEW 17-20 HARTFORD AVE SPA 28APR2020 - CORR.PDF
DIYALA TPZ(D) SITE PLAN SET.PDF

B. A. Petition #06-20: Subdivision Amendment (Sec. 3.7: Drainage And Storm Water Improvements) Regarding LID In Residential Subdivisions. Newington TPZ, Applicant.

Documents:

TP MEMO LID SUBDIV AMEND 27MAY2020.PDF
LID SUBDIVISION PROPOSED TEXT.PDF

C. A. Petition #09-20: Zoning Text Amendment (Sec. 6.15) Regarding LID Stormwater Management At Existing Developments. Newington TPZ, Applicant.

Documents:

TP MEMO LID AMEND 27MAY2020.PDF
PROPOSED REVISED LID SEC. 6.15.PDF

D. A. Petition #10-20: Zoning Text Amendment (Sec. 3.11, 3.16, 3.17, And 9.2) Regarding Breweries And Brew Pubs. Newington TPZ, Applicant.

Documents:

TP MEMO BREW PUBS 27MAY2020.PDF
PROPOSED BREWERY AND BREW PUB REGULATIONS 19FEB2020.PDF

VII. APPROVAL OF MINUTES

VIII. NEW BUSINESS

A. A. Petition #17-20: Site Plan Approval (Gas Station/Convenience Store) At 4 Hartford Avenue. Diyala LLC, Applicant; Newington Gas Distributors LLC, Owner; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, Contact.

Documents:

TP MEMO 17-20 GAS STATION SPA 27MAY2020.PDF
APPLICATION 17-20 GAS STATION SPA.PDF
TRAFFIC STATEMENT 01APR2020.PDF
AERIAL 4 HARTFORD AVE.PDF

IX. OLD BUSINESS

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

XI. TOWN PLANNER REPORT

Documents:

TOWN PLANNER REPORT 27MAY2020.PDF

XII. COMMUNICATIONS

XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Use The Zoom “Raise Hand” Function)

XIV. REMARKS BY COMMISSIONERS

XV. CLOSING REMARKS BY THE CHAIRMAN

XVI. ADJOURN

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: **Petition #16-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental or Storage of Motor Vehicles) for a Gas Station/Convenience Store at 4 Hartford Avenue. Diyala LLC, applicant; Newington Gas Distributors LLC, owner; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, contact.**

Description of Petition #16-20:

This is an application for a special permit to operate a gas station/convenience store at 4 Hartford Avenue. There was a gas station here many years ago which some Commissioners may know was the subject of a long-standing environmental remediation operation.

Staff Comments:

This is the first new gas station/convenience store in Newington for many years – certainly my first in Newington. These activities are now possible due to the changes to the automotive use zoning regulations that TPZ adopted last year.

The parcel at 4 Hartford Avenue is in the B (Business) zone and abuts two homes in the R-12 zone to the north. The parcel is somewhat unusual in that the zone boundary does not follow the property boundary:

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner @newingtonct.gov
www.newingtonct.gov

The site plan complies with the buffer requirements for an automotive use, but there is one regulation which does not say how the distance is to be measured:

> 6.11.3 Entrances and exits for any use approved under this section shall be at least 100 feet from a religious institution, school, playground, hospital or any residence.

I have told the applicant's engineer to explain his interpretation of "at least 100 feet" during his presentation at the public hearing.

I have also told the consulting engineer to be sure to discuss the environmental remediation that has been conducted on the property in his presentation.

I have no other comments on the special permit, but I do on the site plan. See my site plan review comments to the applicant, attached. As of this writing the Town Engineer has not completed his review.

cc:
Applicant
file

Petition # 16-20

CR#1383

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION: 4 Hartford Avenue ZONE: Business (B)

APPLICANT: Diyala, LLC TELEPHONE: (860) 638-7591

ADDRESS: 3 Bucks Crossing, Cromwell, CT 06416 EMAIL: jawa.shalo@gmail.com

CONTACT PERSON: Jawa Shalo TELEPHONE: _____

ADDRESS: Same as applicant EMAIL: _____

OWNER OF RECORD: Newington Gas Distributors, c/o Patricia Curry

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- o Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- o Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- o Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- o Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ✓ Special Permit per Section 3.11.3 of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- Site Plan Approval or Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- o Other (describe in detail, or attach): _____.

SIGNATURE:

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

Jawa Shalo	4/8/20	Jawa Shalo	4/8/20
APPLICANT	DATE	PROPERTY OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED NOT LESS THAN 14 DAYS BEFORE THE NEXT TPZ MEETING MAY BE PUT ON THE AGENDA. A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION FEE; SITE PLANS (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).

RECEIVED
APR - 9 2020
PLANNING DEPT.

Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

April 29, 2020

Jawa Shalo
Diyala LLC
3 Bucks Crossing
Cromwell, CT 06416

Dear Ms. Shalo,

Subject: **Petition #17-20: Site Plan Approval at 4 Hartford Avenue. Newington Gas Distributors LLC, owner; Dilaya LLC, applicant; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, contact.**

I have completed my review of the plans dated March 20, 2020 for the above-reference application, and have the following comments. Detailed engineering comments will be sent to you separately by the Engineering Department staff.

1. "Entrances and exits for any use approved under [Section 6.11] shall be at least 100 feet from a religious institution, school, playground, hospital or any residence." Please explain how the site plan complies with that requirement (Section 6.11.3).

2. Distances and bearings of all boundary lines must be shown, and acreage (Section 5.3.4.2.B).

3. The trash enclosure appears to be mislabeled "K" rather than "I".

4. Sheet #7 is mislabeled "6 of 7".

5. Architectural elevations of the proposed building must be included with the site plans (Section 5.3.4.5). The façade of the building shall be a combination of brick, split face block, or Dryvit (Section 6.11.6).

6. Please include an endorsement block on the cover sheet as follows:

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

Approved by the Newington Town Plan and Zoning Commission as

Petition #_____ at the meeting on _____.

_____ _____

Date Chairman

Pursuant to Section 8-3(i) of the Connecticut General Statutes all work in connection with this approved Site Plan shall be completed by

_____.

(date of approval + five years)

If you have any questions or comments, please contact me via email at cminor@newingtonct.gov or call me at (860) 665-8575.

Sincerely,

Craig Minor, AICP
Town Planner

cc:
Yantic River Consultants, LLC
Town Engineer
file

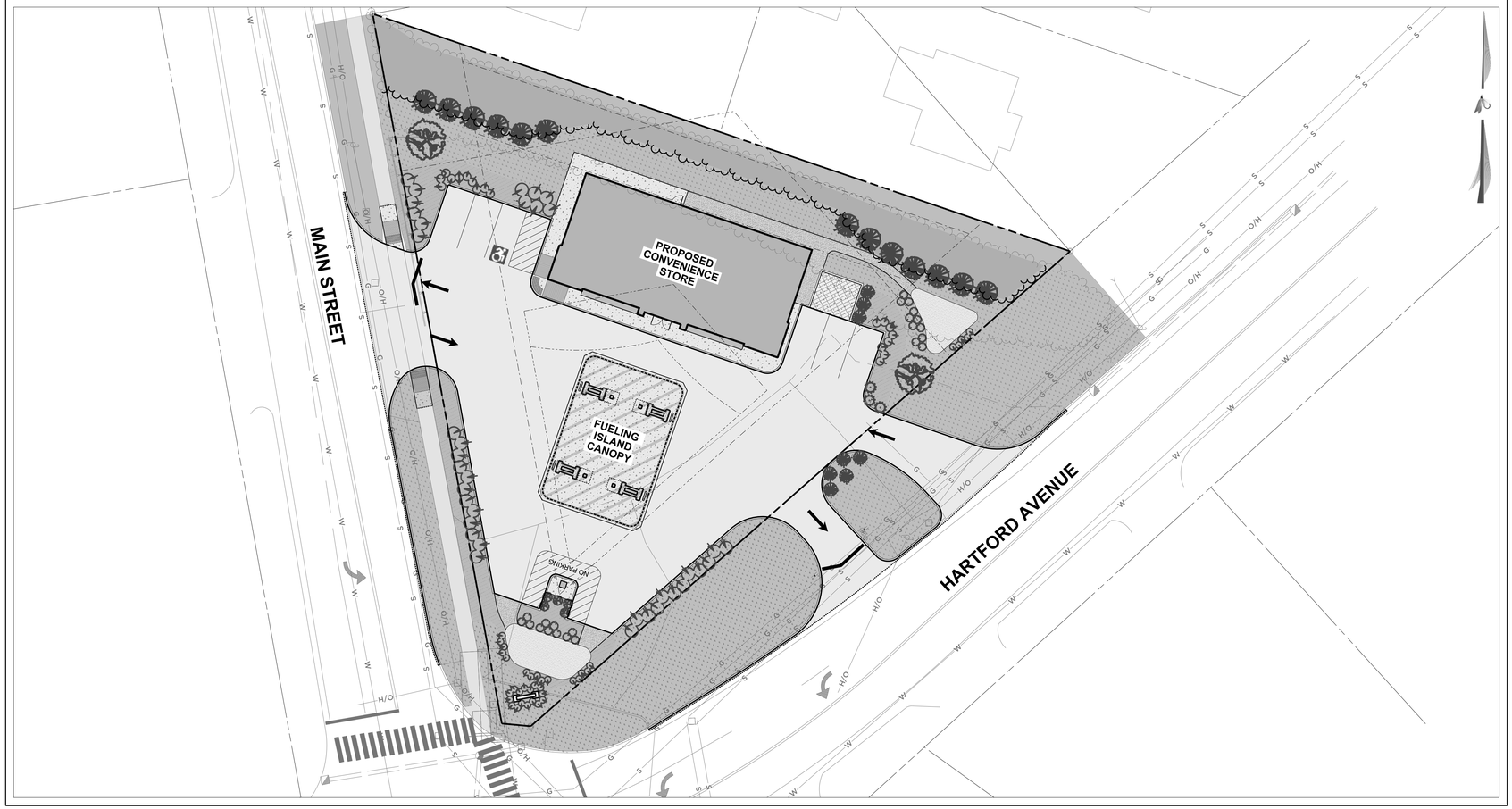
GAS STATION & CONVENIENCE STORE
SITE DEVELOPMENT PLANS

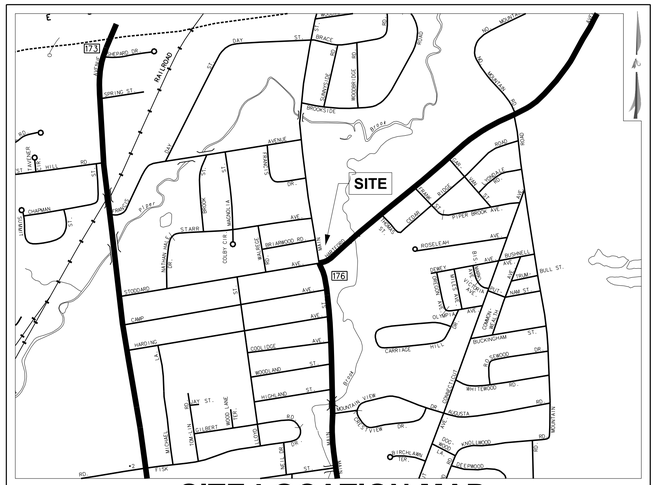
4 HARTFORD AVENUE
NEWINGTON, CONNECTICUT
MAP 04 / BLOCK 177 / LOT 00A

PREPARED FOR

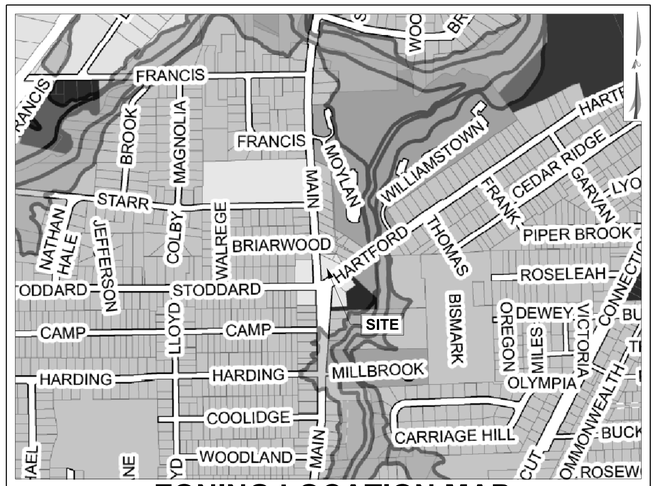
OWNER
NEWINGTON GAS DISTRIBUTORS, C/O PATRICIA CURRY
19 SACHEM CIRCLE
MERIDEN, CT 06450

APPLICANT
DIYALA, LLC
3 BUCKS CROSSING
CROMWELL, CT 06416





SITE LOCATION MAP
SCALE: 1" = 1000'



ZONING LOCATION MAP
SCALE: 1" = 600'

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
DETAILED SITE LAYOUT PLAN	2
GRADING, DRAINAGE & UTILITY PLAN	3
LANDSCAPING & LIGHTING PLAN	4
EROSION & SEDIMENTATION CONTROL PLAN	5
DETAILS	6-7

SCALE: 1" = 20'
20 0 20 40 60

PROJECT NUMBER:
00082 - 00001

YRC
YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

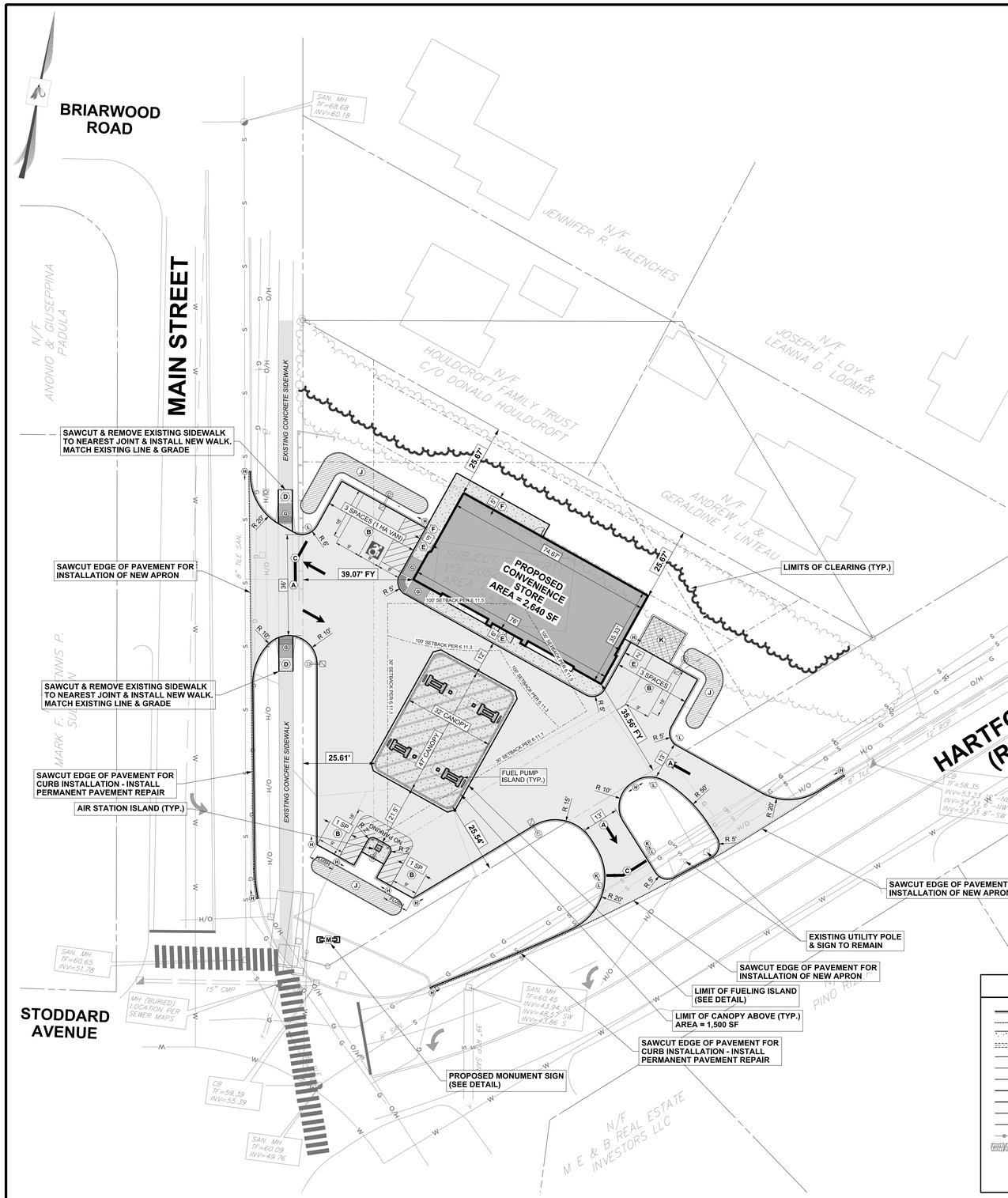
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL
STATE OF CONNECTICUT
BRANDON J. HANDFIELD
No. 24884
LICENSED
PROFESSIONAL ENGINEER

GAS STATION & CONVENIENCE STORE
SITE DEVELOPMENT PLANS
PREPARED FOR
DIYALA, LLC, APPLICANT
TITLE SHEET
4 HARTFORD AVENUE NEWINGTON, CT

REVISION SUMMARY	
DATE	DESCRIPTION

SHEET 1 OF 7
DATE 3/20/20
REVISED



GENERAL SITE NOTES

1. ALL WORK WITH THE HARTFORD AVENUE (ROUTE 176) RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE.
2. ALL WORK WITHIN THE MAIN STREET RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF NEWINGTON PUBLIC IMPROVEMENT STANDARDS.
3. ALL WORK ON THE PRIVATE SITE SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND/OR AS REQUIRED BY THE TOWN OF NEWINGTON REGULATIONS.
4. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
5. THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED BUILDING(S), EDGE OF PAVEMENT, OR AS DEPICTED ON THE PLAN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM EXISTING TO PROPOSED FEATURES AS NECESSARY.
8. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ABUTS THOSE AREAS.
9. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH OR EROSION CONTROL BLANKET WHEREVER GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER OR THE PROJECT LANDSCAPE ARCHITECT.
10. CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH FORM 817 OR THE TOWN OF NEWINGTON STANDARDS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
11. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT/CONCRETE EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE DESIRED COMPACTION.
13. ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 817 AND SHALL BE WHITE OR YELLOW AS DEPICTED ON THE PLANS.
14. CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING AND SIGNAGE REQUIREMENTS.
15. GENERAL CONTRACTOR TO INSTALL & LOCATE CLEANOUTS PER PLUMBING PLANS AND SPECIFICATIONS.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANODONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922 -4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

ZONING TABLE

ZONE:	BUSINESS (B)
USES:	RETAIL STORE (PERMITTED 3.10.1.A) SERVICE, SALE, REPAIR, RENTAL OR STORAGE OF MOTOR VEHICLES (SPECIAL PERMIT 3.11.3)

ITEM	REQUIRED STANDARD	EXISTING	PROPOSED	NOTES
MIN. LOT AREA:	10,000 SF	23,504 (0.54 AC)	23,504 (0.54 AC)	COMPLIES (NO CHANGE)
MIN. LOT FRONTAGE:	50 FT	460.0 FT	460.0 FT	COMPLIES (NO CHANGE)
MIN. FRONT YARD:	25 FT	N/A		
CONVENIENCE STORE			35.6 FT	COMPLIES
CANOPY			25.5 FT	COMPLIES
MIN. SIDE YARD:	5 FT	N/A	26.0 FT	COMPLIES
MIN. REAR YARD:	5 FT	N/A	N/A	
MAX. BLDG HEIGHT:	35 FT	N/A	<35 FT (SEE ARCH.)	COMPLIES
MAX. BLDG HEIGHT:	2 STORIES	N/A	1 STORY	COMPLIES

USES:	SERVICE, SALE, REPAIR, RENTAL OR STORAGE OF MOTOR VEHICLES (6.11)

ITEM	REQUIRED STANDARD	EXISTING	PROPOSED	NOTES
6.11.1:	30 FT	N/A	32.5 FT±	COMPLIES (TO GAS PUMP)
6.11.2:	30 FT	N/A	N/A	NO REPAIRS
6.11.3:	100 FT	N/A	100.6 FT±	COMPLIES (TO CANOPY)
6.11.4:	SEE APPLICATION DOCUMENTS			
6.11.5:	100 FT	N/A	137 FT±	COMPLIES (TO CANOPY)
6.11.6:	SEE APPLICATION DOCUMENTS			
6.11.7:	SEE APPLICATION DOCUMENTS			
6.11.8:	SEE APPLICATION DOCUMENTS			

PARKING TABLE

USE	STANDARD	UNIT	REQUIRED	PROPOSED	NOTES
RETAIL STORES	5 SP. / 1,000 SF GFA	2,640 SF	13.3	16	COMPLIES
STANDARD 9' X 18'				7	
ACCESSIBLE (VAN) 16' X 18'				1	
FUEL PUMP 9' X 18'				8	
ACCESSIBLE PARKING					
MINIMUM SPACES	(1 - 25 SPACES)	1 SPACE	1	1	COMPLIES
VAN SPACES	1 PER EVERY 6 (MIN. 1)	1 SPACE	1	1	COMPLIES

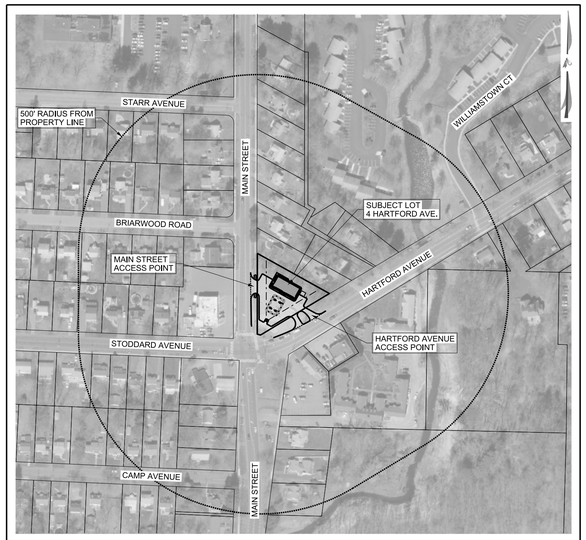
LANDSCAPING TABLE

ITEM	STANDARD	UNIT	REQUIRED	PROPOSED
LOT LANDSCAPE	10% MIN. LOT AREA[1]	0.1 X 23,504	2,350 SF	3,780 SF[2]
INTERIOR PARKING	10% MIN. PARKING AREA	0.1 X 10,250	1,025 SF	1,630 SF[3]

NOTES:
1. PER 6.10.1, 10% MIN. LOT LANDSCAPING CANNOT INCLUDE YARDS. ADDITIONAL GREEN SPACE OF YARDS = 5,540 SF.
2. AREA INCLUDES ALL PERVIOUS AREA INTERNAL OF THE YARDS.
3. AREA INCLUDES ALL LANDSCAPING DESIGNATED BY MULCH.

LEGEND

EDGE OF PAVEMENT W/ CURB	(A) BITUMINOUS CONCRETE DRIVE
SAWCUT PAVEMENT	(B) PARKING PAINT STRIPING (4" WHITE)
CONCRETE WALK	(C) STOP BAR (12" WHITE)
DRAINAGE PIPE	(D) CONCRETE SIDEWALK (PUBLIC)
ROOF LEADER	(E) CONCRETE CURB & WALK MONOLITHIC
CURTAIN/SLOPE/WALL DRAIN	(F) CONCRETE SIDEWALK
SANITARY SEWER	(G) HANDICAP RAMP (12'H:1'V MAX.)
WATER	(H) EXTRUDED CONCRETE CURB (ECLC)
GAS SERVICE	(I) TRASH ENCLOSURE
ELECTRIC	(J) SNOW STORAGE AREA
TELECOMMUNICATIONS	(K) 'STOP' SIGN
SILT FENCE	(L) 'DO NOT ENTER' SIGN
HAYBALE	(M) MONUMENT SIGN
POLE MOUNTED LIGHT FIXTURE	
BOLLARD LIGHT FIXTURE	
HANDICAP PARKING MARKING	



CONTEXT MAP & ACCESS MANAGEMENT PLAN

SCALE: 1" = 200'

SCALE: 1" = 20'

20 0 20 40 60

PROJECT NUMBER:

00082 - 00001

YRC YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE SITE DEVELOPMENT PLANS

PREPARED FOR
DIYALA, LLC, APPLICANT

DETAILED SITE LAYOUT PLAN

4 HARTFORD AVENUE NEWINGTON, CT

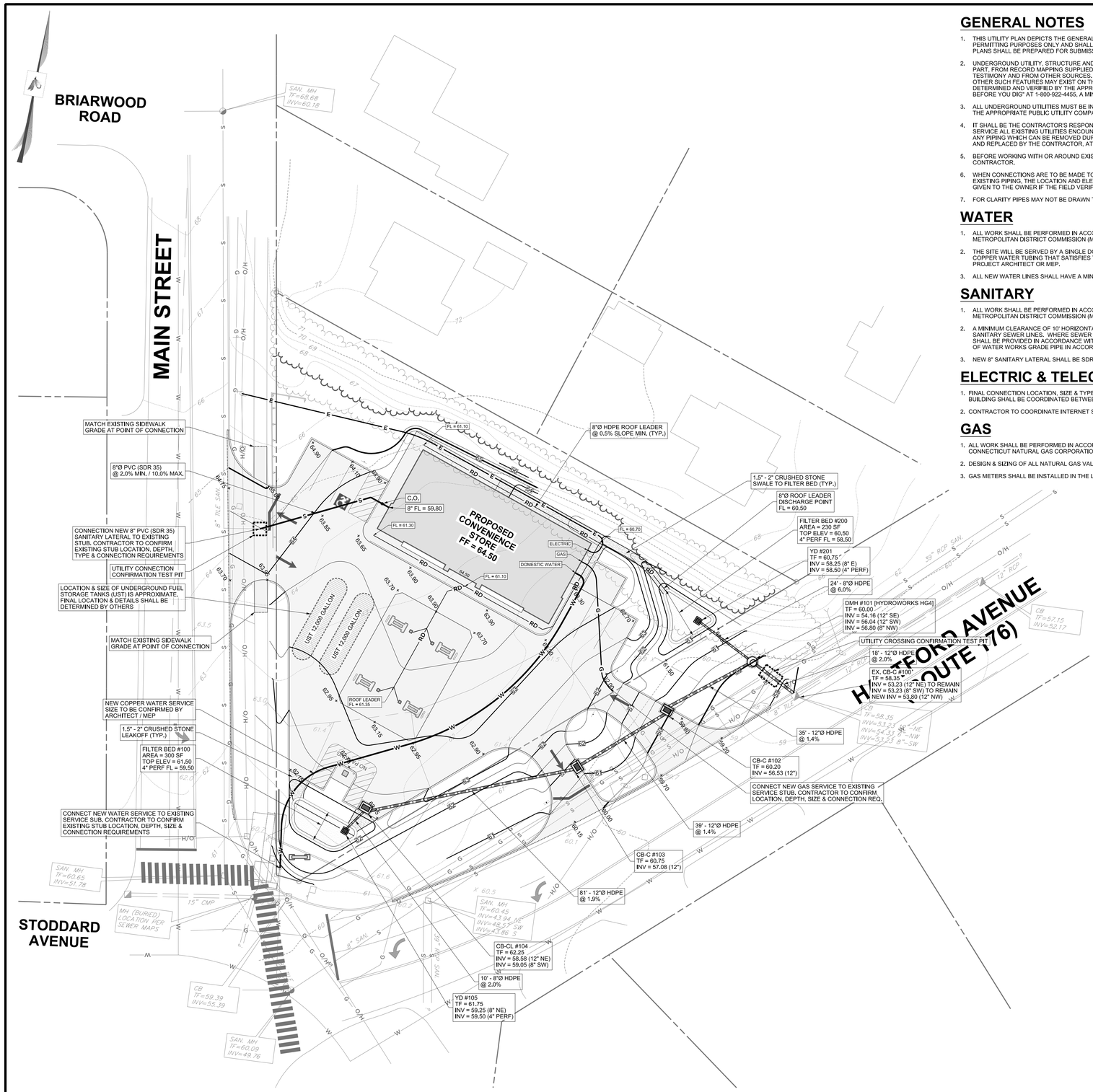
REVISION SUMMARY

DATE	DESCRIPTION

SHEET 2 OF 7

DATE 3/20/20

REVISED



GENERAL NOTES

1. THIS UTILITY PLAN DEPICTS THE GENERAL TYPE AND LOCATION OF UTILITIES TO SERVE 4 HARTFORD AVENUE FOR LOCAL PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. PENDING LOCAL APPROVAL, CONSTRUCTION PLANS SHALL BE PREPARED FOR SUBMISSION TO THE APPROPRIATE PUBLIC UTILITY COMPANY.
2. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
3. ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
5. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
6. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURE OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE FIELD VERIFICATION DIFFERS FROM THE INFORMATION ON THE DRAWINGS.
7. FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

WATER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR WATER SERVICE OF THE METROPOLITAN DISTRICT COMMISSION (MDC) AND THE TOWN OF NEWINGTON.
2. THE SITE WILL BE SERVED BY A SINGLE DOMESTIC WATER SERVICE. THE DOMESTIC SERVICE SHALL BE SEAMLESS COPPER WATER TUBING THAT SATISFIES THE REQUIREMENTS OF ASTM 1888 AND MDC. SIZE TO BE DETERMINED BY PROJECT ARCHITECT OR MEP.
3. ALL NEW WATER LINES SHALL HAVE A MIN. 54" COVER OR AS REQUIRED BY MDC, WHICHEVER IS GREATER.

SANITARY

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SEWER SERVICE OF THE METROPOLITAN DISTRICT COMMISSION (MDC) AND THE TOWN OF NEWINGTON.
2. A MINIMUM CLEARANCE OF 10' HORIZONTAL AND 18" VERTICAL SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. WHERE SEWER AND WATER SERVICES ARE SHOWN IN A COMMON TRENCH, SEPARATION SHALL BE PROVIDED IN ACCORDANCE WITH MDC STANDARD DETAIL S6 OR THE SEWER PIPE SHALL BE CONSTRUCTED OF WATER WORKS GRADE PIPE IN ACCORDANCE WITH MDC REQUIREMENTS.
3. NEW 8" SANITARY LATERAL SHALL BE SDR-35 CONFORMING TO ASTM D2241 AND MEET ASTM D3303 DEFLECTION STANDARDS.

ELECTRIC & TELECOMMUNICATIONS

1. FINAL CONNECTION LOCATION, SIZE & TYPE OF CONDUIT, TRANSFORMERS, METERS & OTHER ELEMENTS TO SERVE THE BUILDING SHALL BE COORDINATED BETWEEN THE OWNER AND THE APPROPRIATE UTILITY COMPANY.
2. CONTRACTOR TO COORDINATE INTERNET SERVICE AND COAX INSTALL AND LOCATIONS WITH OWNER.

GAS

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR GAS SERVICE OF THE CONNECTICUT NATURAL GAS CORPORATION, THE TOWN AND APPLICABLE CODES.
2. DESIGN & SIZING OF ALL NATURAL GAS VALVES, PIPING AND OTHER ELEMENTS TO BE PROVIDED BY OTHERS.
3. GAS METERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AS REQUIRED.

GRADING NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE. WORK WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF NEWINGTON OR STATE OF CONNECTICUT STANDARDS AS APPLICABLE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER/REPRESENTATIVE IMMEDIATELY.
3. THE EXCAVATING CONTRACTOR SHALL TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT, VERIFY COVER REQUIREMENTS BY UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, OR AS REQUIRED BY THE GOVERNING UTILITY COMPANY. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN, AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE IS PRESENT TO INSTRUCT AND OBSERVE.
5. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT AND/OR CONCRETE SURFACES
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING OR PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
7. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. CONTRACTOR TO TEST FOR AND CORRECT ANY "BIRD BATH" CONDITIONS.
8. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS. SPOT GRADES SHOWN ALONG THE EDGE OF CURBING IS THE FINAL PAVEMENT GRADE. TOP OF CURB OR SIDEWALK GRADES SHALL BE CALCULATED BASED UPON TYPICAL DETAILS FOR CURBING/SIDEWALKS.
9. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE INDICATED ON THE PLANS.
10. EXTRACTION, GRADING, FILLING AND/OR PROCESSING SHALL NOT INVOLVE THE REMOVAL OR DEPOSITION OF MORE MATERIAL(S) THAN NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT, MAINTAIN STABILITY AND MAINTENANCE OF GRADED AREAS UPON COMPLETION OF SITE WORK, AND MAINTAIN NO ADVERSE IMPACT ON ABUTTING PROPERTIES, THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY, NOR NATURAL RESOURCES.

DRAINAGE NOTES:

1. STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, YARD DRAINS, CATCH BASINS, DRAINAGE PIPING, FILTER BEDS & TREATMENT STRUCTURES AND CONNECTED TO THE EXISTING DRAINAGE SYSTEM IN HARTFORD AVENUE (ROUTE 176).
2. PRIOR TO CONNECTION TO THE CATCH BASIN IN HARTFORD AVENUE, A TEST PIT SHALL BE PERFORMED TO CONFIRM METHODS, MATERIALS, AND FLOW LINES AND TO DETERMINED THE DEPTH OF THE CROSSING SANITARY AND GAS MAIN
3. DUE TO THE REDUCTION OF IMPERVIOUS SURFACES AS COMPARED TO ORIGINAL DEVELOPED CONDITIONS (2006) THE PEAK FLOW RATES AND VOLUMES DISCHARGING TO MAIN STREET AND HARTFORD AVENUE (ROUTE 176) WILL BE REDUCED FOR THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES OR VOLUMES DISCHARGING OFF-SITE FOR THE LISTED STORMS.
4. STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS:
   A. ALL CATCH BASINS SHALL HAVE 2' DEEP SUMPS.
   B. RUNOFF FROM THE NEWLY PAVED SURFACES AND THE FUELING AREA WILL FLOW OVERLAND TO FILTER BED #100.
   C. RUNOFF FROM THE NEW CANOPY AND BUILDING ROOF AREAS WILL BE DISCHARGED TO FILTER BED #200.
   C. RUNOFF FROM PAVED SURFACE TO THE EAST WILL BE COLLECTED IN CATCH BASINS AND DISCHARGED THROUGH A HYDROWORKS HG4 TREATMENT STRUCTURE OR APPROVED EQUAL PRIOR TO DISCHARGE TO THE HARTFORD AVENUE SYSTEM.
5. THE CONTRACTOR SHALL SUBMIT FINAL DESIGN AND MATERIAL SPECIFICATIONS FROM THE MANUFACTURER AND/OR SUPPLIER TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ORIGINAL STORMWATER MANAGEMENT REPORT AND CALCULATIONS PREPARED BY YANTIC RIVER CONSULTANTS, LLC WILL BE MADE AVAILABLE.
6. ALL PRIVATE STORMWATER DRAINAGE PIPING SHALL BE ADS N-12 ST IB HDPE PIPE OR APPROVED EQUAL WITH A MIN. SLOPE OF 0.5% INSTALLED IN ACCORDANCE WITH ASTM D2321 AND THE MANUFACTURER'S GUIDELINES.
7. ALL ROOF LEADERS AND FITTINGS SHALL BE 8" PVC SDR-35 (ASTM D3034) AT 0.5% MINIMUM SLOPE AND 12" MINIMUM COVER UNLESS NOTED OTHERWISE. CONTRACTOR TO CONFIRM FINAL DOWNSPOUT LOCATIONS AND PROVIDE FITTINGS/CONNECTIONS AS REQUIRED. CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS AND ADJUST ROOF LEADER SLOPE TO PROVIDE PROPER SEPARATION AND ENSURE POSITIVE DRAINAGE CAN BE PROVIDED.
8. A DRAINAGE INSPECTION CERTIFICATION SHALL BE SUBMITTED BY A CT LICENSED PROFESSIONAL ENGINEER TO THE TOWN ENGINEER AFTER ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEM ELEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.

STORMWATER OPERATIONS & MAINTENANCE:

THE FOLLOWING OPERATION & MAINTENANCE PLAN SHALL BE IMPLEMENTED TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED IN ACCORDANCE WITH THE TOWN OF NEWINGTON LOW IMPACT DEVELOPMENT MANUAL.

1. OWNER & PARTY RESPONSIBLE FOR OPERATION AND MAINTENANCE: DIYALA, LLC - JAWA SHALO
2. THE FOLLOWING MAINTENANCE SHALL BE PERFORMED AND A MAINTENANCE LOG OR CHECKLIST SHALL BE COMPLETED AND FILED BY THE RESPONSIBLE PARTY.
   A. INSPECT EACH CATCH BASIN ANNUALLY IN THE SPRING FOLLOWING THE WINTER SEASON. REMOVE ALL COLLECTED SEDIMENT AND DEBRIS AND DISPOSE OF IN AN APPROVED MANNER.
   B. INSPECT ALL DRAINAGE SWALES TWICE ANNUALLY, ONCE IN THE FALL AS PART OF FOLIAGE CLEANUP AND A SECOND TIME IN THE SPRING DURING SPRING CLEANUP. ALL DEBRIS THAT OBSTRUCTS OR DIVERTS FLOW SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
   C. INSPECT FILTER BED AREAS TWICE ANNUALLY, ONCE IN THE FALL AS PART OF FOLIAGE CLEANUP AND A SECOND TIME IN THE SPRING DURING SPRING CLEANUP. ALL DEBRIS THAT MINIMIZES INFILTRATION OR OBSTRUCTS OR DIVERTS FLOW SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
   D. INSPECT THE STORMWATER TREATMENT STRUCTURE ANNUALLY IN THE SPRING FOLLOWING THE WINTER SEASON OR AT AN INTERVAL RECOMMENDED BY THE MANUFACTURER. REMOVE ALL COLLECTED SEDIMENT AND DEBRIS AS REQUIRED PER THE MANUFACTURER'S RECOMMENDATIONS AND DISPOSE OF IN AN APPROVED MANNER.
   E. ACCESS DRIVES, PARKING AREAS AND SIDEWALKS SHALL BE SWEPT ANNUALLY EACH SPRING TO REMOVE SAND, SALT AND OTHER DEBRIS FROM THE WINTER MAINTENANCE SEASON.
   F. VEGETATION WITHIN THE DRAINAGE SWALES SHALL BE CUT AT LEAST TWICE ANNUALLY.

UTILITY STATEMENT:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES, THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE, ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

SCALE: 1" = 20'

20 0 20 40 60

PROJECT NUMBER:

00082 - 00001

YRC YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail,com
Web: www.yanticriverconsultants,com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE
SITE DEVELOPMENT PLANS

PREPARED FOR
DIYALA, LLC, APPLICANT

GRADING, DRAINAGE & UTILITY PLAN

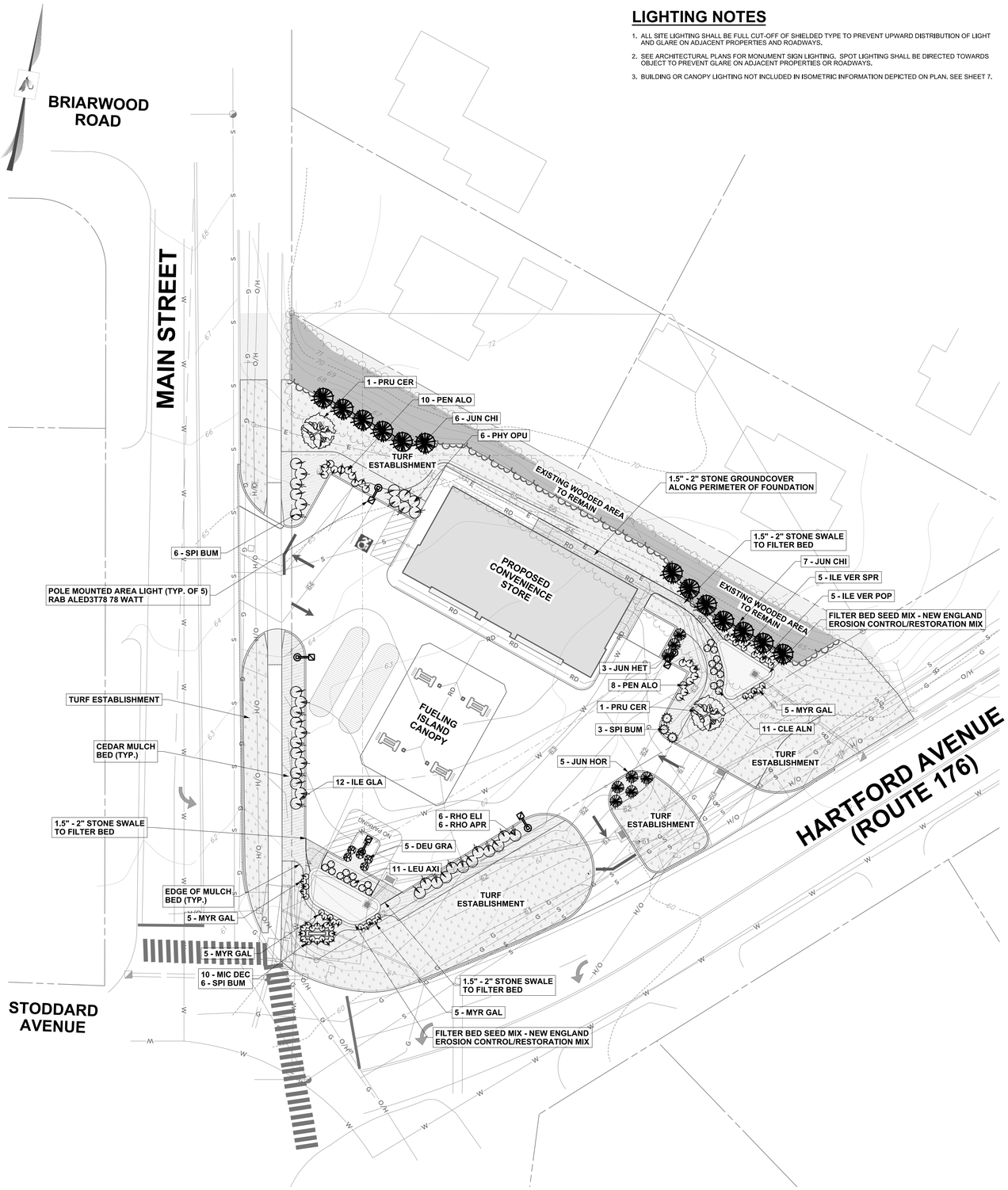
4 HARTFORD AVENUE NEWINGTON, CT

REVISION SUMMARY
DATE DESCRIPTION

SHEET 3 OF 7

DATE 3/20/20

REVISED



LIGHTING NOTES

1. ALL SITE LIGHTING SHALL BE FULL CUT-OFF OF SHIELDED TYPE TO PREVENT UPWARD DISTRIBUTION OF LIGHT AND GLARE ON ADJACENT PROPERTIES AND ROADWAYS.
2. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN LIGHTING. SPOT LIGHTING SHALL BE DIRECTED TOWARDS OBJECT TO PREVENT GLARE ON ADJACENT PROPERTIES OR ROADWAYS.
3. BUILDING OR CANOPY LIGHTING NOT INCLUDED IN ISOMETRIC INFORMATION DEPICTED ON PLAN. SEE SHEET 7.

LANDSCAPE PLANTING NOTES:

1. ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH TOWN OF NEWINGTON REGULATIONS AND REQUIREMENTS.
2. ALL AREAS OF THE PROJECT SITE AFFECTED BY CONSTRUCTION OPERATIONS AND NOT COVERED BY BUILDINGS, ROADS, PARKING LOTS, WALKS, PLANTING BEDS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE FINE GRADED, FERTILIZED AND SEEDED WITH A PERENNIAL TURF TYPE GRASS SEED MIX.
3. ALL LANDSCAPE MATERIALS SHALL COMPLY WITH STATE OF CONNECTICUT DOT STANDARD SPECIFICATIONS FORM 817, AS AMENDED.
4. SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
5. SPREAD TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM WITHIN LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. REMOVE ALL STONES, STICKS, WEEDS, CLODS, LUMPS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN ANY DIMENSION WITHIN 4" OF FINISH GRADE.
6. PROTECT EXISTING LAWN AREAS AND CREATE A SMOOTH TRANSITION BETWEEN THEM AND NEW WORK. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER OR LANDSCAPE ARCHITECT.
7. SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SEEDING OR SODDING OPERATIONS.
8. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
9. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
10. PLANT MATERIAL SHALL BE INSTALLED AFTER FINAL GRADES AREA ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.
11. PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN.
12. PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS:
    - A. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
    - B. EXCAVATIONS FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS SHALL BE 2 TO 3 TIMES THE WIDTH BUT NO DEEPER THAN THE ROOT BALL.
    - C. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE, BURLAP AND NYLON STRING.
    - D. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
    - E. USING THE SAME SOIL AS DUG FROM THE HOLE, FILL UNDER AND AROUND THE ROOT BALL, GENTLY PRESS INTO PLACE. FILL THE HOLE PARTIALLY WITH WATER. CONTINUE TO PLACE SOIL INTO THE HOLE UNTIL THE SURFACE LEVEL IS JUST BELOW THE ROOT COLLAR.
    - F. CREATE A SOIL BERM AROUND THE TRUNK TWO (2) TIMES THE WIDTH OF THE ROOT BALL, ADD 3" OF SHREDDED BARK MULCH OR APPROVED EQUAL OVER THE SOIL BERM STAYING AT LEAST 3" AWAY FROM THE ROOT COLLAR.
13. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THESE PLANTED AREAS WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
14. ALL PLANT MATERIAL PLACEMENT IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.
15. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN OWNER, LANDSCAPE ARCHITECT, NURSERY CONTRACTOR, AND APPROPRIATE AGENCIES.
16. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.

PLANT LIST

LABEL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS TREES					
PRU CER	2	THUNDERCLOUD FLOWERING PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	3" CAL.	B&B
DECIDUOUS SHRUBS					
CLE ALN	11	CRYSTALINA SUMMERSWEET	CLETHRA ALNIFOLIA 'CRYSTALINA'	3 GAL.	CG
DEU GRA	5	SLENDER DEUTZIA	DEUTZIA GRACILIS	3 GAL.	CG
ILE VER POP	5	MR. POPPINS WINTERBERRY	ILEX VERTICILLATA 'MR. POPPINS' (Male)	3 GAL.	CG
ILE VER SPR	5	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE' (Female)	3 GAL.	CG
PHY OPU	6	TINY WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	3 GAL.	CG
SPI BUM	15	GOLDFLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME'	3 GAL.	CG
EVERGREEN TREES & SHRUBS					
ILE GLA	12	STRONGBOX INKBERRY	ILEX GLABRA 'STRONGBOX'	3 GAL.	CG
JUN CHI	13	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	4' MIN.	CG
JUN HET	3	COLUMNAR HETZ JUNIPER	JUNIPERUS CHIN. HETZI COLUMNARIS	4' MIN.	CG
JUN HOR	5	BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3 GAL.	CG
LEU AXI	11	COAST LEUCOTHOE	LEUCOTHOE AXILLARIS	3 GAL.	CG
MIC DEC	10	CELTIC PRIDE RUSSIAN CYPRESS	MICROBIOTA DECUSSATA	5 GAL.	CG
MYR GAL	20	LOWBOY SWEET GALE BAYBERRY	MYRICA GALE 'LOWBOY'	3 GAL.	CG
RHO APR	6	APRIL SNOW PJM HYBRID RHODO.	RHODODENDRON PJM HYBRID 'APRIL SNOW'	3 GAL.	CG
RHO ELI	6	ELITE PJM HYBRID RHODO.	RHODODENDRON PJM HYBRID 'ELITE'	3 GAL.	CG
GRASSES					
PEN ALO	18	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL.	CG

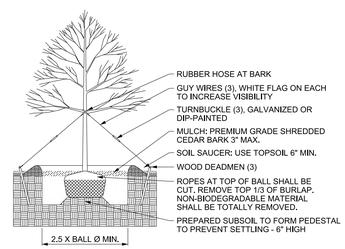
LANDSCAPING COMPLIANCE TABLE

ITEM	STANDARD	UNIT	REQUIRED	PROPOSED
LOT LANDSCAPE	10% MIN. LOT AREA[1]	0.1 X 23,504	2,350 SF	3,780 SF[2]
INTERIOR PARKING	10% MIN. PARKING AREA	0.1 X 10,250	1,025 SF	1,630 SF[3]

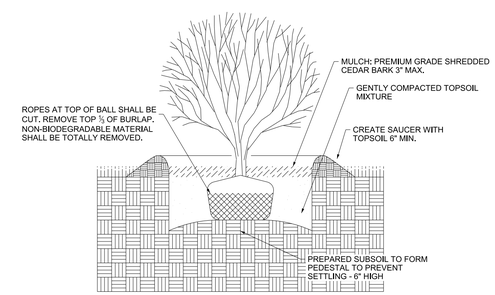
NOTES:
1. PER 6.10.1. 10% MIN. LOT LANDSCAPING CANNOT INCLUDE YARDS. ADDITIONAL GREEN SPACE OF YARDS = 5,540 SF.
2. AREA INCLUDES ALL PERVIOUS AREA INTERNAL OF THE YARDS.
3. AREA INCLUDES ALL LANDSCAPING DESIGNATED BY MULCH.

LIGHTING NOTES

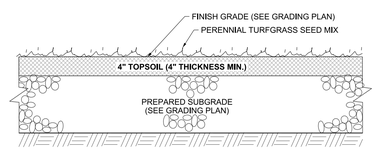
1. ALL SITE LIGHTING SHALL BE FULL CUT-OFF OF SHIELDED TYPE TO PREVENT UPWARD DISTRIBUTION OF LIGHT AND GLARE ON ADJACENT PROPERTIES AND ROADWAYS.
2. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN LIGHTING. SPOT LIGHTING SHALL BE DIRECTED TOWARDS OBJECT TO PREVENT GLARE ON ADJACENT PROPERTIES OR ROADWAYS.
3. BUILDING OR CANOPY LIGHTING NOT INCLUDED IN ISOMETRIC INFORMATION DEPICTED ON PLAN. SEE SHEET 7.



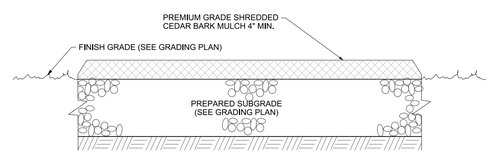
TREE PLANTING
NOT TO SCALE



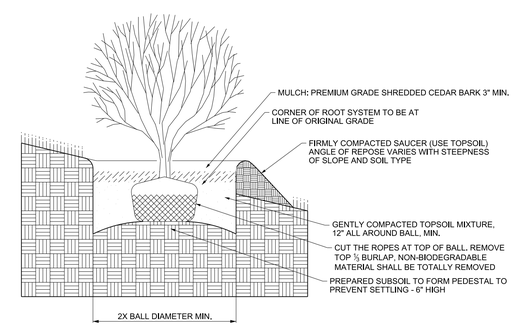
SHRUB PLANTING
NOT TO SCALE



TURF ESTABLISHMENT
NOT TO SCALE



MULCH SURFACE TREATMENT
NOT TO SCALE



SHRUB PLANTED ON SLOPE
NOT TO SCALE

SCALE: 1" = 20'

20 0 20 40 60

PROJECT NUMBER:

00082 - 00001

YRC YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE SITE DEVELOPMENT PLANS

PREPARED FOR
DIYALA, LLC, APPLICANT

LANDSCAPING & LIGHTING PLAN

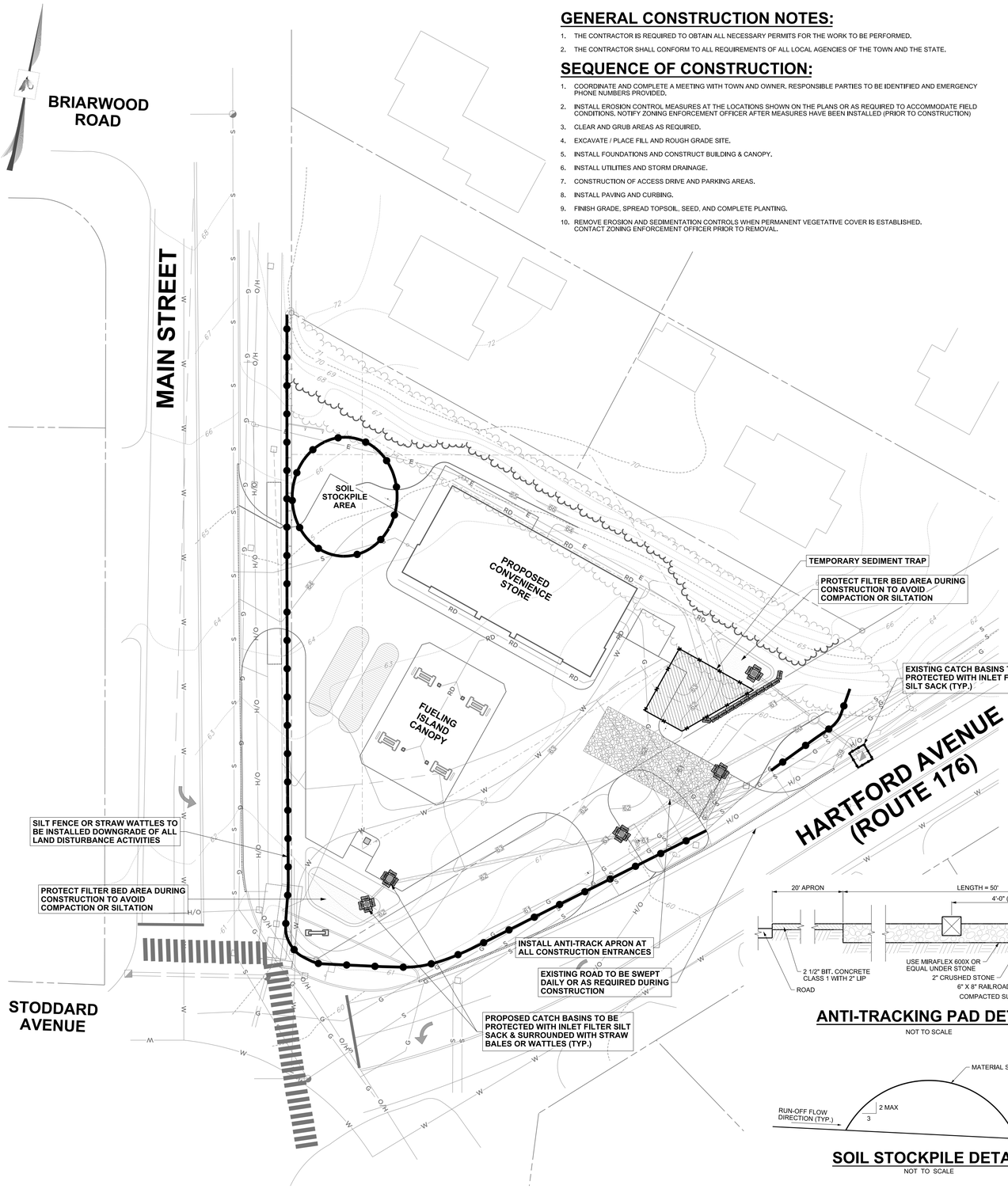
4 HARTFORD AVENUE NEWINGTON, CT

REVISION SUMMARY
DATE DESCRIPTION

SHEET 4 OF 7

DATE 3/20/20

REVISED



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN AND THE STATE.

SEQUENCE OF CONSTRUCTION:

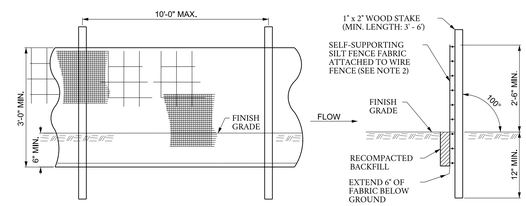
1. COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
2. INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS. NOTIFY ZONING ENFORCEMENT OFFICER AFTER MEASURES HAVE BEEN INSTALLED (PRIOR TO CONSTRUCTION)
3. CLEAR AND GRUB AREAS AS REQUIRED.
4. EXCAVATE / PLACE FILL AND ROUGH GRADE SITE.
5. INSTALL FOUNDATIONS AND CONSTRUCT BUILDING & CANOPY.
6. INSTALL UTILITIES AND STORM DRAINAGE.
7. CONSTRUCTION OF ACCESS DRIVE AND PARKING AREAS.
8. INSTALL PAVING AND CURBING.
9. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
10. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTACT ZONING ENFORCEMENT OFFICER PRIOR TO REMOVAL.

EROSION & SEDIMENT CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL: JAWA SAHLO - DIYALA, LLC EMERGENCY PHONE: TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
3. AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE CONSTRUCTION SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. WHERE POSSIBLE EXISTING PAVED APRONS AND SURFACES SHALL BE MAINTAINED TO MINIMIZE TRACKING. THE SURROUNDING ROAD SURFACES SHALL BE SWEPT AS REQUIRED.
4. ALL CATCH BASINS WITHIN THE PROJECT AREA, INCLUDING WITHIN HARTFORD AVENUE, WILL BE PROTECTED WITH INLET CONTROL FILTER SILT SACKS AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. IN ADDITION, CATCH BASINS ON THE SITE SHALL BE PROTECTED WITH STRAW WADDLES OR HAYBALES.
5. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL STOCKPILES OF SOIL.
6. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AS REQUIRED.
7. TEMPORARY DEWATERING AND/OR SILTATION BASINS SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND RUNOFF SHALL BE DIRECTED TO THE BASIN. CONSTRUCTION WASTEWATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE OR THE ROAD.

EROSION & SEDIMENT CONTROL NOTES:

1. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE SUMMER OF 2020 AND BE COMPLETED IN 2021, WEATHER PERMITTING.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN OF NEWINGTON PRIOR TO CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF NEWINGTON REGULATIONS.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL EROSION AND SEDIMENTATION CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS DIRECTED BY THE ENGINEER OR TOWN.
8. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT 816.
9. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
10. THE FOLLOWING DATES FOR SEEDING SHALL BE USED: SPRING: APRIL 15 TO JUNE 15, FALL: AUGUST 15 TO SEPTEMBER 15
11. GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100LBS PER ACRE OR AS RECOMMENDED BY MANUFACTURER.
12. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS APPLIED AT A RATE OF 100 LBS. PER ACRE.



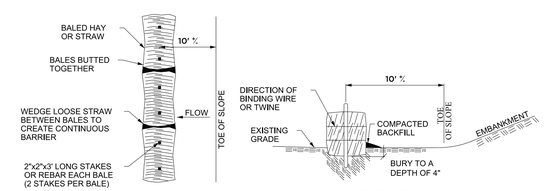
ELEVATION SECTION

NOTES:

1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE

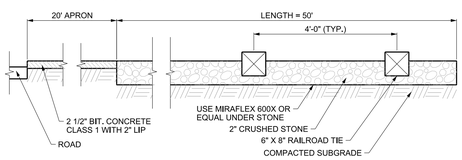
NOT TO SCALE



PLAN SECTION

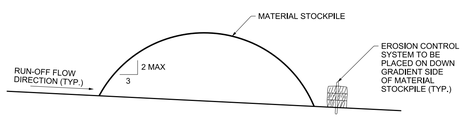
HAY BALES AT TOE OF SLOPE

NOT TO SCALE



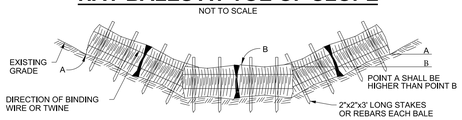
ANTI-TRACKING PAD DETAIL

NOT TO SCALE

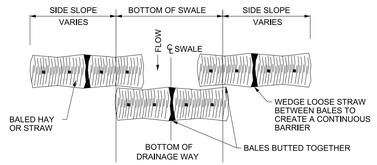


SOIL STOCKPILE DETAIL

NOT TO SCALE



SECTION AT SWALE



PLAN

HAY BALES AT SWALE

NOT TO SCALE

INSPECTION AND MAINTENANCE

REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF SOIL EROSION & SEDIMENTATION CONTROLS. THE RESPONSIBLE PARTY (SEQUENCE OF CONSTRUCTION 1) SHALL IMPLEMENT THE FOLLOWING MEASURES THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABLIZED.

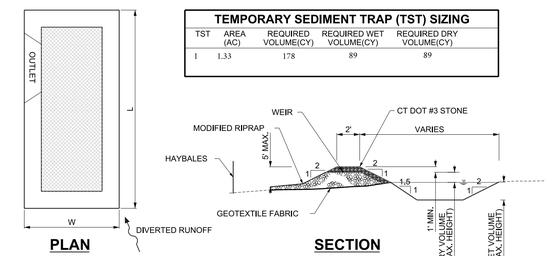
1. PRIOR TO A MAJOR STORM IN WHICH THE NOAA ISSUES WARNINGS OF FLOODING, SEVERE WEATHER CONDITIONS OR EFFECTS, ALL E&S CONTROLS SHALL BE INSPECTED, MAINTAINED, REPAIRED AND/OR CLEANED TO ENSURE THEY ARE IN PROPER WORKING ORDER.
2. ALL E&S CONTROLS SHALL BE INSPECTED, REPAIRED, AND CLEANED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES
3. ALL STORMWATER STRUCTURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES AND CLEANED AS FOLLOWS:
   A. CATCH BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH OF SUMP
   B. SWALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ¼ DEPTH
   C. STORMWATER TREATMENT STRUCTURE - PER MANUFACTURER'S RECOMMENDATIONS
3. THE FOLLOWING ROUTINE INSPECTION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED:
   A. MAIN STREET AND HARTFORD AVENUE SHALL BE INSPECTED AND TRACKED MATERIALS SWEPT DAILY OR AS REQUIRED.
   B. TEMPORARY CONTROLS, INCLUDING ANTI-TRACKING APRON, SILT FENCE, SILT SACKS, HAY BALES SHALL BE INSPECTED WEEKLY AND CLEANED AS FOLLOWS:
      i. ANTI-TRACKING APRON - REPLENISH OR REPLACE STONE WHEN AS NECESSARY TO ENSURE SUFFICIENT CAPTURE OF SEDIMENTS WITHIN VOIDS
      ii. SILT FENCE/HAY BALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ⅓ THE HEIGHT (MAX.)
      iii. SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS
4. ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS.

MAINTENANCE:

1. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
2. DEWATER, REMOVE SEDIMENTS AND RESTORE BASIN TO ORIGINAL DIMENSIONS WHEN SEDIMENTS ACCUMULATED TO ½ WET STORAGE VOLUME.
3. THE TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
4. ALL PROPOSED SEDIMENT TRAPS SHALL BE CONSTRUCTED ACCORDING TO THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

TEMPORARY SEDIMENT TRAP (TST) SIZING

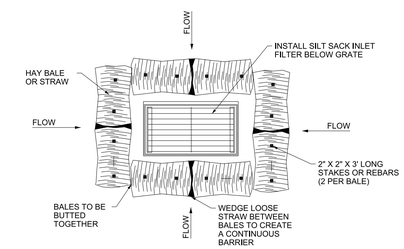
TST	AREA (AC)	REQUIRED VOLUME(CY)	REQUIRED WET VOLUME(CY)	REQUIRED DRY VOLUME(CY)
1	1.33	178	89	89



PLAN SECTION

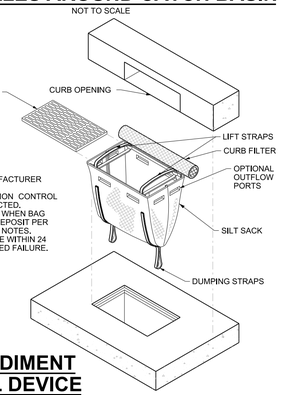
TEMPORARY SEDIMENT TRAP

NOT TO SCALE



HAY BALES AROUND CATCH BASIN

NOT TO SCALE



NOTES:

1. INSTALL PER MANUFACTURER SPECIFICATIONS.
2. INSPECT PER EROSION CONTROL NOTES OR AS DIRECTED.
3. REMOVE SEDIMENT WHEN BAG IS HALF FULL AND DEPOSIT PER EROSION CONTROL NOTES.
4. REPAIR OR REPLACE WITHIN 24 HOURS OF OBSERVED FAILURE.

INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

SCALE: 1" = 20'

20 0 20 40 60

PROJECT NUMBER:

00082 - 00001

YRC YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE
SITE DEVELOPMENT PLANS

PREPARED FOR
DIYALA, LLC, APPLICANT

EROSION & SEDIMENTATION CONTROL PLAN

4 HARTFORD AVENUE NEWINGTON, CT

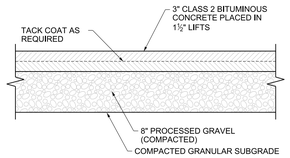
REVISION SUMMARY

DATE	DESCRIPTION

SHEET 5 OF 7

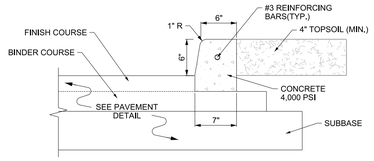
DATE 3/20/20

REVISED



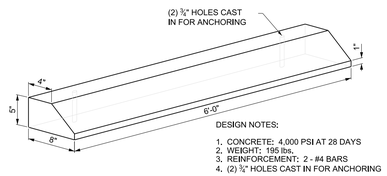
BITUMINOUS PAVEMENT

NOT TO SCALE



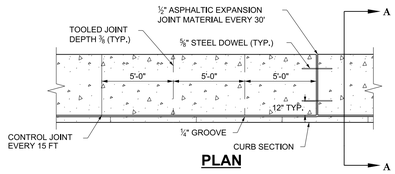
EXTRUDED CONCRETE LIP CURB

NOT TO SCALE

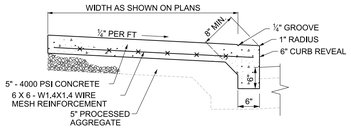


CONCRETE WHEEL STOP

NOT TO SCALE



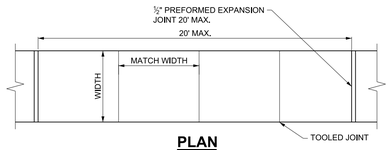
PLAN



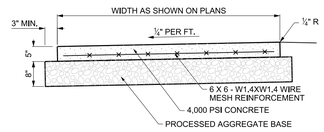
SECTION A-A

CONCRETE SIDEWALK AND CURB MONOLITHIC

NOT TO SCALE



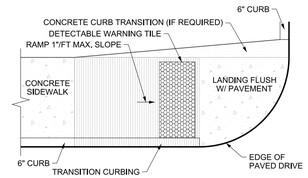
PLAN



PROFILE

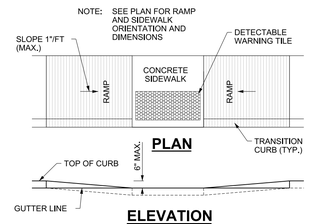
CONCRETE SIDEWALK

NOT TO SCALE



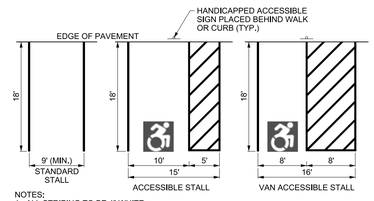
SIDEWALK RAMP

NOT TO SCALE



SIDEWALK RAMP

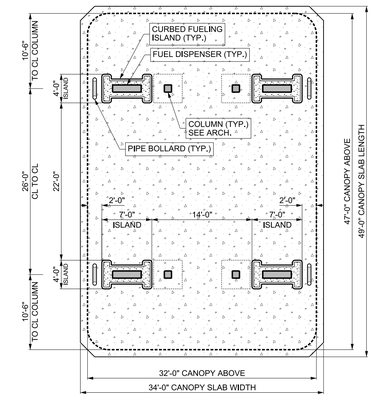
NOT TO SCALE



NOTES:
1. ALL STRIPING TO BE 4" WHITE
2. PAINTED SUMBOL TO BE INTERNATIONAL SIGN OF ACCESSIBILITY

PARKING STALL DETAILS

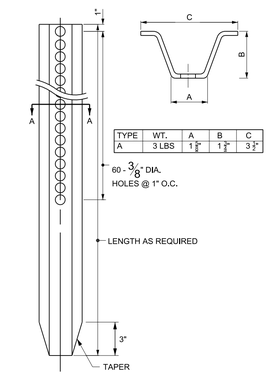
NOT TO SCALE



NOTES:
1. GENERAL LAYOUT SHOWN FOR LOCAL PERMITTING ONLY. FINAL DETAILS TO BE PROVIDED IN CONSTRUCTION DOCUMENTS.
2. SEE ARCH. PLANS FOR CANOPY SIGNAGE AND DIMENSIONS/HEIGHT

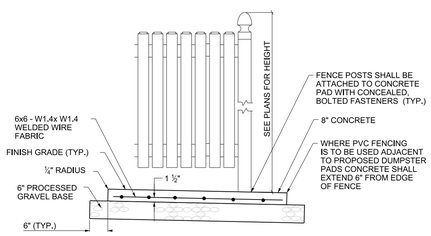
SUNOCO CANOPY LAYOUT

NOT TO SCALE



TYPICAL METAL SIGN POST

NOT TO SCALE



NOTES:
1. WHERE PVC FENCING IS TO BE USED ADJACENT TO PROPOSED DUMPSTER PAD THE DUMPSTER SHALL NOT BE HIGHER THAN THE FENCE.
2. PROPOSED GATES AT DUMPSTER PADS SHALL BE PVC, DOUBLE OUTSWING AND SHALL BE KEPT CLOSED AT ALL TIMES EXCEPT DURING ACCESS TO DUMPSTER.

DUMPSTER PAD & PVC FENCE

NOT TO SCALE

NOTES:
1. SIGN TO BE INSTALLED PER CONNDOT STANDARDS SIGN #31-1109
2. SECURE TO (1) TYPE A GALVANIZED STEEL POST WITH BREAKAWAY

DO NOT ENTER SIGN

NOT TO SCALE

NOTES:
1. 30" SIGN TO BE INSTALLED PER CONNDOT STANDARDS SIGN #31-0552
2. SECURE TO (1) TYPE A GALVANIZED STEEL POST WITH BREAKAWAY

STOP SIGN

NOT TO SCALE

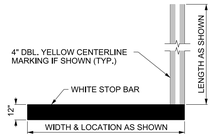
BACKGROUND:
BLUE, REFLECTORIZED

LEGEND:
SILVER, REFLECTORIZED

NOTES:
1. "VAN ACCESSIBLE" SIGN ONLY INSTALLED AT VAN ACCESSIBLE DESIGNATED PARKING STALL(S).

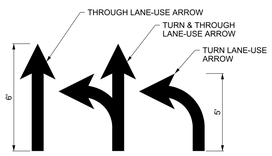
HANDICAPPED PARKING

NOT TO SCALE



STOP BAR

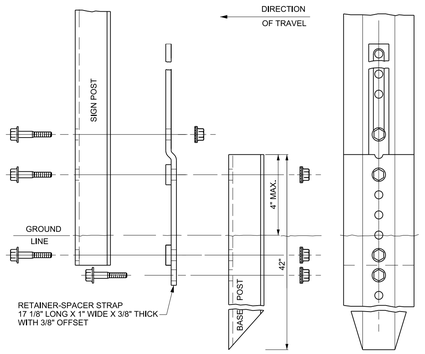
NOT TO SCALE



NOTES:
1. LANE-USE ARROW MARKINGS SHALL BE WHITE
2. TURN ARROW DIRECTIONS SHALL BE PER THE PLAN

TRAFFIC ARROWS

NOT TO SCALE



BOLTS - 5/16" - 18 UNC X 1 3/4" GRADE BC HEX HEAD, INTEGRAL FLANGE (ASTM A354)
NUTS - 5/16" - 18 UNC HEX HEAD GRADE DH INTEGRAL FLANGE (ASTM A563)
LOCKWASHERS - 3/8" HEAVY DUTY EXTERNAL TYPE

TYPICAL BREAKAWAY INSTALLATION

NOT TO SCALE

SCALE: AS SHOWN

0

PROJECT NUMBER:

00082 - 00001

YRC
YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE
SITE DEVELOPMENT PLANS

PREPARED FOR
DIYALA, LLC

DETAILS

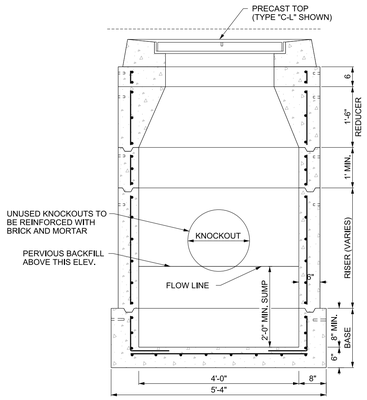
4 HARTFORD AVENUE NEWINGTON, CT

REVISION SUMMARY
DATE DESCRIPTION

SHEET 6 OF 7

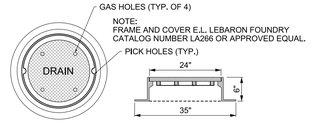
DATE 3/20/20

REVISED



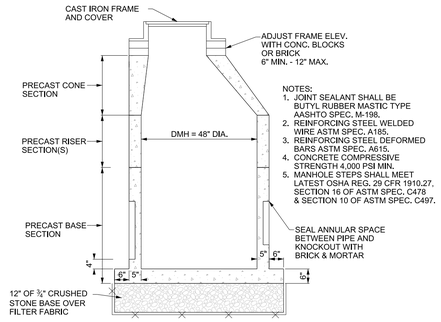
TYPE "C", "CL" OR "CG" STANDARD CATCH BASIN

NOT TO SCALE



FRAME & COVER DETAIL

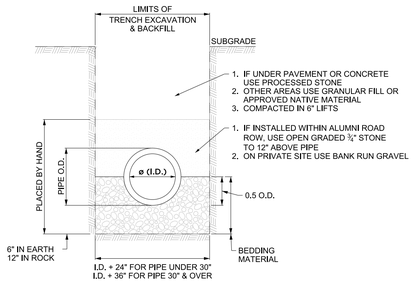
NOT TO SCALE



NOTES:
1. JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC TYPE AASHTO SPEC. M-198.
2. REINFORCING STEEL WELDED WIRE ASTM SPEC. A185.
3. REINFORCING STEEL DEFORMED BARS ASTM SPEC. A615.
4. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI MIN.
5. MANHOLE STEPS SHALL MEET LATEST OSHA REG. 29 CFR 1910.27, SECTION 16 OF ASTM SPEC. C478 & SECTION 10 OF ASTM SPEC. C497.

PRECAST STORM DRAIN MANHOLE

NOT TO SCALE

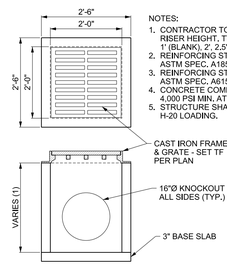


1. IF UNDER PAVEMENT OR CONCRETE USE PROCESSED STONE
2. OTHER AREAS USE GRANULAR FILL OR APPROVED NATIVE MATERIAL
3. COMPACTED IN 6" LIFTS

1. IF INSTALLED WITHIN ALUMNI ROAD ROW, USE OPEN GRADED ¾" STONE TO 12" ABOVE PIPE
2. ON PRIVATE SITE USE BANK RUN GRAVEL

TRENCHING & BACKFILLING

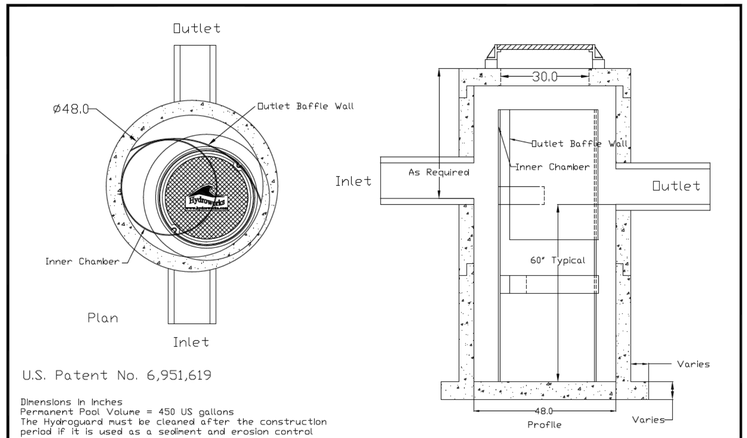
NOT TO SCALE



NOTES:
1. CONTRACTOR TO FIELD CONFIRM RISER HEIGHT. TYPICAL HEIGHTS 1' (BLANK), 2', 2.5' & 3'.
2. REINFORCING STEEL WELDED WIRE ASTM SPEC. A185.
3. REINFORCING STEEL DEFORMED BARS ASTM SPEC. A615.
4. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI MIN. AT 28 DAYS
5. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

YARD DRAIN

NOT TO SCALE



U.S. Patent No. 6,951,619

Dimensions in Inches
Permanent Pool Volume = 450 US gallons
The Hydroguard must be cleaned after the construction period if it is used as a sediment and erosion control measure
The Hydroguard should be inspected once per year for stabilized sites
Inspection will determine the maintenance frequency (annual maintenance or once every two years typical for stabilized sites)
Sites with unstable conditions (exposed soil or materials storage) will require more frequent inspection and maintenance

Hydroworks, LLC
Phone: 888-290-7900 Fax: 888-783-7271
Web: www.hydroworks.com

Hydroworks HG4 (48"Ø)	Hydroworks
PROJECT:	
LOCATION:	
REVISION DATE: 6/16/2017	

NOTES:
1. PRIOR TO DISCHARGING TO THE CATCH BASIN IN HARTFORD AVENUE, FLOWS SHALL BE DIVERTED THROUGH A HYDROWORKS HG4 TREATMENT STRUCTURE OR APPROVED EQUAL. ALTERNATE PRODUCTS, IF PROPOSED, SHALL BE LISTED ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION LIST OF APPROVED HYDRODYNAMIC SEPARATORS AND SIZED IN ACCORDANCE WITH THE FOLLOWING:
   A. DESIGNED TO REMOVE A MINIMUM OF 80% OF TOTAL SUSPENDED SOLIDS FROM THE WATER QUALITY FLOW OF 0.1 CFS.
   B. INTERNAL BYPASS OF THE 25-YEAR STORM FLOW OF 2.4 CFS.
2. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE TOWN OF NEWINGTON FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
3. STORMWATER TREATMENT STRUCTURE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

HYDROWORKS HG4 TREATMENT STRUCTURE

SCALE: NOT TO SCALE

RAB LIGHTING

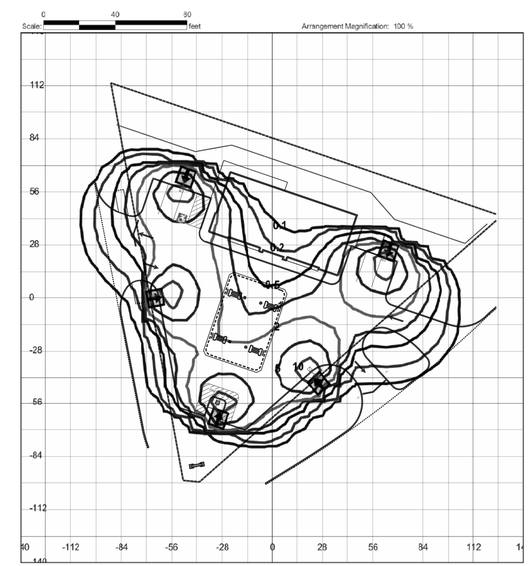
Date : 31 Mar 2020
Title : Gas Station & Convenience Store
Desc : 4 Hartford Avenue, Newington, CT
Lighting Layout for Local Application Submission

For : Diyala, LLC
By : Yantic River Consultants, LLC

Luminaire

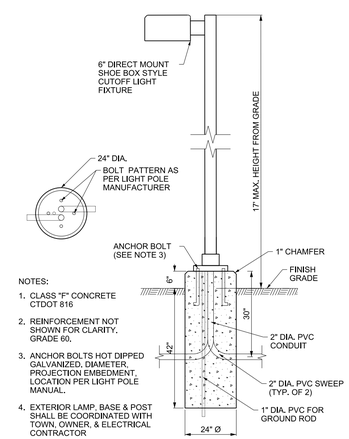
IES Filename : rab02138mod40.ies
Description : ALED4T78N - RWLED4T78N - RWLED4T78SFN - WPLED4T78N (TYPE IV) CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1

Light Loss Factor : 1.00
Number of Lamps : 6
Lamp Lumens : -1 lms
Luminaire Watts : 78 W



SITE AREA LIGHTING PLAN

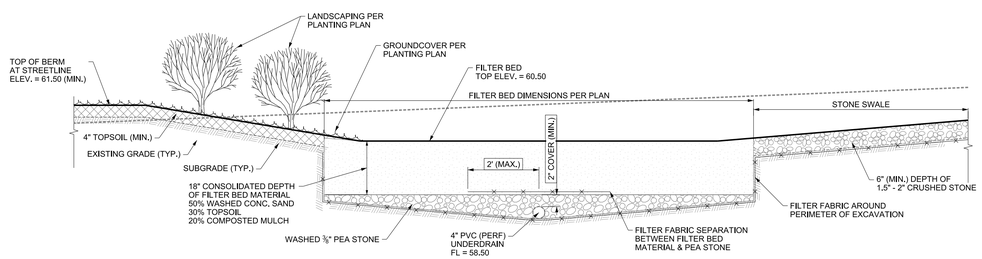
SCALE: 1" = 40'



NOTES:
1. CLASS "F" CONCRETE CTDOT 816
2. REINFORCEMENT NOT SHOWN FOR CLARITY, GRADE 60.
3. ANCHOR BOLTS HOT DIPPED GALVANIZED, DIAMETER, PROJECTION EMBEDMENT, LOCATION PER LIGHT POLE MANUAL.
4. EXTERIOR LAMP, BASE & POST SHALL BE COORDINATED WITH TOWN, OWNER, & ELECTRICAL CONTRACTOR

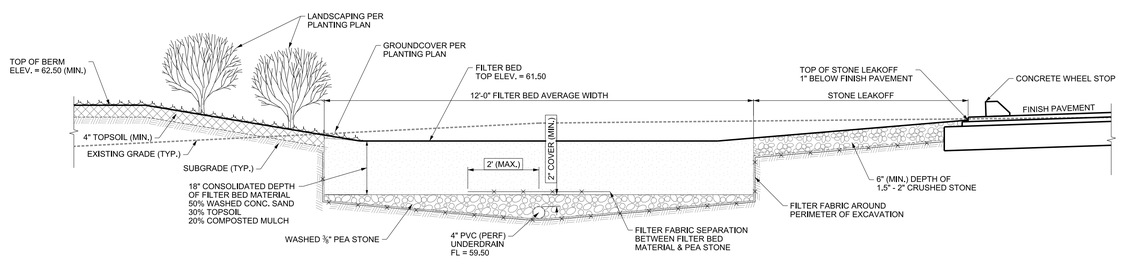
LIGHT POLE & BASE

NOT TO SCALE



FILTER BED #200 SECTION

NOT TO SCALE



FILTER BED #100 SECTION

NOT TO SCALE

SCALE: AS SHOWN

0

PROJECT NUMBER:

00082 - 00001

YRC YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

GAS STATION & CONVENIENCE STORE SITE DEVELOPMENT PLANS

PREPARED FOR DIYALA, LLC

DETAILS

4 HARTFORD AVENUE NEWINGTON, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET 6 OF 7

DATE 3/20/20

REVISED

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: Amendments to the Subdivision LID Regulations

This amendment to the subdivision regulations would codify a policy that TPZ informally adopted at the meeting on January 8, 2020.

Homeowners have long been exempt from LID when they want to build a garage or put an addition onto their house. But subdivision developers are required to create a stormwater management plan for their proposed subdivisions using LID techniques. That way, anyone who buys a lot in that subdivision does not have to worry about LID when designing their home – they just need to grade the lot per the approved subdivision plans.

At the January 8, 2020 TPZ meeting the Commission discussed this, and the consensus was that designing an LID stormwater management plan for small subdivisions puts an excessive burden on the developer. TPZ adopted an informal policy that night that small residential subdivisions with no new streets do not have to be LID.

This amendment will codify that policy, so future developers of small subdivisions know that their projects are exempt.

cc:
Town Engineer
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner @newingtonct.gov
www.newingtonct.gov

Revised April 20, 2020

PROPOSED AMENDMENT
SUBDIVISION REGULATIONS

[Text to be deleted is shown in ~~**bold strikeout**~~; text to be added is shown in **bold underline**]

SECTION 3.0 DESIGN REQUIREMENTS

3.7 Drainage and Storm Water Improvements

3.7.1 Responsibility: The developer shall be responsible for constructing adequate facilities, including the implementation of low impact development techniques **where required by these regulations** for the control, collection, conveyance and acceptable disposal of stormwater, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area.

3.7.2 Regulatory Standards: The applicable standards for stormwater management shall be as specified in Section 2.1 of the *Low Impact Development and Stormwater Manual for the Town of Newington*:

a. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).

b. Standard 2 – Peak Flow Control and Flood Protection.

c. Standard 3 – Construction Erosion and Sediment Control.

d. Standard 4 – Operation and Maintenance.

e. Standard 5 – Redevelopment.

3.7.3 Improvement Standards: Such drainage and stormwater improvements shall be designed, constructed and maintained in accordance with the *Low Impact Development and Stormwater Manual for the Town of Newington* adopted by the Commission. **Residential subdivisions with fewer than five new building lots, or with no new streets, shall be presumed to have met the "maximum extent practicable" requirement discussed in the *Low Impact Development and Stormwater Manual for the Town of Newington.***

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: Amendments to LID Regulations

When the LID ("low impact development") stormwater regulations were being developed six years ago, one of the goals of the committee that oversaw them was to retro-fit all existing buildings and parking lots whenever possible. The LID zoning regulations and the companion LID Stormwater Manual do this by making property owners install LID measures (bio-swales, rain gardens, underground detention systems, etc.) at existing buildings and parking lots whenever the owner wants to add onto those buildings.

In hindsight, however, these goals may have been too ambitious. Not only does Newington have poor soil for infiltration, most of Newington's commercial area is covered with impervious surface. Making a property owner tear up his parking lot to install bio-swales or underground detention galleys is not realistic, and it probably has had a chilling effect on building expansion in Newington.

The attached amendment to the LID zoning regulations to delete the "retro-fit" requirement.

cc:
Town Engineer
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner @newingtonct.gov
www.newingtonct.gov

Proposed Amendment

Text to be added is shown in **bold underline**;
text to be deleted is shown in ~~**bold strikethrough**~~.

Section 6.15 Stormwater Management (Revised 6/22/16)

6.15.1 Applicability

Every application shall provide for a stormwater management system, including low impact development techniques, as specified in this section.

6.15.2 Residential Lots

Any new construction or development on a residential lot shall be exempt from conformance with the Low Impact Development and Stormwater Manual for the Town of Newington. (effective June 22, 2016)

6.15.3 New Construction or Redevelopment

1. Any other new construction resulting in more than 1,200 square feet of unreviewed surface area shall demonstrate conformance with the applicable standards for stormwater management as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington listed below. "Unreviewed surface area" shall mean any roof, pavement, lawn, or landscaped area that produces stormwater runoff and has not been previously reviewed by Town staff. **Existing unreviewed surface area shall not be subject to LID notwithstanding anything to the contrary in the Low Impact Development and Stormwater Manual.**

   A. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).

   B. Standard 2 – Peak Flow Control and Flood Protection.

   C. Standard 3 – Construction Erosion and Sediment Control.

   D. Standard 4 – Operation and Maintenance.

   E. Standard 5 – Redevelopment.

DRAFT

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: **Brewery and Brew Pub Amendment**

Earlier this year I had meetings with two different individuals who wanted to open brew pubs in Newington. For different reasons neither of those efforts came to fruition, but in the process it became clear that Newington's zoning regulations do not allow brew pubs.

I say that, because "brew pubs" are a hybrid of industrial activity (the brewing process) and restaurant activity (the pub), which are two activities not typically allowed in the same location. I did some research into how other towns in Connecticut are handling this, and developed the attached proposed amendment.

This amendment was discussed by TPZ on March 11, 2020 and was poised to go forward, but it was put on hold due to uncertainties over how to conduct a meaningful public hearing during the COVID-19 shutdown of public meetings. That issue has been resolved, so TPZ is ready to go forward with the public hearing on the proposed amendment.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

Phone: (860) 665-8575 Fax: (860) 665-8577
planning@newingtonct.gov
www.newingtonct.gov

February 19, 2020

Proposed "Brewery and Brew Pub" Amendment

Text to be added is shown in **bold underline**;
text to be deleted is shown in ~~**bold strikethrough**~~.

Section 3.11 Special Permits Allowed in B Business Zones

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission subject to the following conditions and the provisions of Sections 5.2 and 5.3.

3.11.8 Brew pub or brew restaurant (effective XX-XX-2020).

Section 3.16 Uses Permitted in I Industrial Zones

In I Industrial Zones, land and buildings may be used and buildings altered or erected to be used for the following purposes and no other. All such uses must be within a building or structure or accessory to a permitted principal use. (Effective 12-01-01)

3.16.1 Permitted Uses

L. Brewery (effective XX-XX-2020).

Section 3.17 Special Permits Allowed in I Industrial Zones

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission subject to the following conditions and the provisions of Sections 5.2 and 5.3. All such uses must be included within a building or structure or accessory to a permitted principal use. (Effective 12-01-01)

3.17.8 Brew pub or brew pub restaurant (effective XX-XX-2020).

Section 9.2 Definitions

BREWERY: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption.

BREW PUB: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises with or without the sale of food.

BREW PUB RESTAURANT: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises in conjunction with the sale of food within a restaurant setting.

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: **Petition #17-20: Site Plan Approval (Gas Station/Convenience Store) at 4 Hartford Avenue. Diyala LLC, applicant; Newington Gas Distributors LLC, owner; Jawa Shalo, 3 Bucks Crossing, Cromwell CT, contact.**

Description of Petition #17-20:

This is an application for a site plan approval of a new gas station/convenience store at 4 Hartford Avenue.

Staff Comments:

See my site plan review comments to the applicant which I presented under my report on the related special permit application. I have no substantial issues with these plans.

A link to the site plans is in the May 27, 2020 TPZ agenda under "Public Hearing Item A".

As of this writing the Town Engineer has not completed his review.

cc:
Applicant
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner @newingtonct.gov
www.newingtonct.gov

Petition # 17-20

CK#1383

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION: 4 Hartford Avenue

ZONE: Business (B)

APPLICANT: Diyala, LLC

TELEPHONE: (860) 638-7591

ADDRESS: 3 Bucks Crossing, Cromwell, CT 06416

EMAIL: jawa.shalo@gmail.com

CONTACT PERSON: Jawa Shalo

TELEPHONE: _____

ADDRESS: Same as applicant

EMAIL: _____

OWNER OF RECORD: Newington Gas Distributors, c/o Patricia Curry

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ○ Zoning Map Change from the _____ Zone to the _____ Zone (Public Hearing required).
- ○ Zoning Text Amendment to Section _____. *A copy of the proposed amendment and the reason for amendment is attached* (Public Hearing required).
- ○ Subdivision (4 sets of plans 24" x 36", and 10 sets of plans 12" x 18").
- ○ Resubdivision (Public Hearing required). (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- Special Permit per Section 3.11.3 of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- ✓ Site Plan Approval or Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17").
- ○ Other (describe in detail, or attach): _____.

SIGNATURE:

"I hereby consent to site inspections before, during and after construction to verify proper functioning of the erosion and sediment controls and of the stormwater management design."

Jawa Shalo	4/8/20	Jawa Shalo	4/8/20
APPLICANT	DATE	PROPERTY OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED NOT LESS THAN 14 DAYS BEFORE THE NEXT TPZ MEETING MAY BE PUT ON THE AGENDA. A COMPLETE APPLICATION CONSISTS OF: THE APPLICATION FEE; SITE PLANS (IF APPROPRIATE); STORMWATER MANAGEMENT ANALYSIS (FOR SITE PLANS); NARRATIVE EXPLANATION (FOR SPECIAL PERMITS).

RECEIVED
APR - 9 2020
PLANNING DEPT.

Memorandum

To: Brandon Handfield, P.E.
Yantic River Consultants, LLC
191 Norwich Avenue
Lebanon, CT 06249

Date: April 1, 2020

Project #: 42604.00

From: Joseph C. Balskus, P.E., PTOE
Director of Transportation Systems

Re: Traffic Statement
Proposed Convenience Store & Gas Station
4 Hartford Avenue
Newington, Connecticut

Introduction

This memorandum will serve as a traffic statement for the referenced project and summarize the potential traffic impact and access issue for the development.

Project Description

Diyala, LLC proposes to construct a 2,660 square foot convenience store and gas station with 8 fuel dispensers on the referenced project site. The site is approximately 0.5 acres in a Business (B) zone and is currently vacant on the northeast corner of the intersection of Main Street at Hartford Avenue (Route 176)/Stoddard Avenue. There are three existing curb cuts on the Main Street and Harford Avenue (Route 176) approaches along the south boundaries of the site. The Hartford Avenue curb cuts are very large and encompass most of the site frontage. North of the site include two single family dwellings.

The site was previously approved for a gas station use and never constructed.

Access to the proposed development will be provided by three curb cuts as shown on the attached site plan with one single full access driveway onto Main Street and two separate one way driveways on Hartford Avenue. Both sets of curb cuts are proposed as far from the signalized intersection of Main Street at Hartford Avenue as feasible within the site constraints for accessing the store and gas fueling dispensers.

Traffic Volumes

Traffic volumes along both approach roadways were obtained from the Connecticut Department of Transportation (CTDOT) traffic monitoring unit for 2018 conditions. These Average Daily Traffic (ADT) and peak hour volumes (vph) are summarized as follows (both directions of travel):

Hartford Avenue (east of Main Street)*	9,000 ADT	800 vph AM	850 vph PM
Main Street (south of Hartford Avenue)*	12,000 ADT	1,100 vph AM	1,200 vph PM
Main Street (north of Hartford Avenue)	8,000 ADT		
Stoddard Avenue	6,900 ADT		

*based upon actual CTDOT traffic count station

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
P: 860.807.4300

Traffic Conditions

The signalized intersection abutting the site includes exclusive left turn lanes and traffic signal phasing and timing that accommodates the existing traffic volumes without significant congestion during the peak hours. The intersection has a similar gas station development on the opposite southwest corner, a retail strip shopping center on the northwest corner and a restaurant on the southeast corner.

Intersection sight distances for existing and proposed driveways exceed 300 feet in all directions, sufficient for the 35 mph posted speeds on both approaches.

Crash History

Crash reports were obtained from the University of Connecticut, Connecticut Crash Data Repository (CTCDR) at the adjacent signalized intersection for the most recent four-year period available, from January 2016 to January 2020. Each collision case report contained the following information: police case number, date, time, location, collision type, collision severity, number of vehicles involved, travel direction of each vehicle involved, weather/lighting conditions, and contributing factor (if available). It should be noted that only collisions that result in death, injury, or property damage in excess of $1,000 are required to be reported.

There were 20 reported crashes at the intersection during the four-year analysis period. The majority of the crashes involved rear end collisions, which are typical for an urban traffic signalized intersection. Most of the crashes involved property damages only.

Site-Generated Traffic

The anticipated traffic volumes generated by the proposed development were projected based on guidelines set forth by CTDOT and data provided in the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This widely used reference manual, which provides trip generation rates for various land uses based on traffic count data collected at similar sites, is the industry standard method for forecasting trip generation rates. Land Use Code 853 (Convenience Market with Gasoline Pumps) was utilized for the trip generation for the proposed development.

Based upon this land use and the proposed 2,660 square foot store and 8 fueling dispensers, the project is expected to generate 108 trips in the weekday morning peak hour and 131 trips in the weekday afternoon peak hour. With 50% of the trips generated entering and 50% exiting. Furthermore, it is expected that the actual new traffic generated on the adjacent roadways will be far less than the 100+ trips projected with the ITE rates because these types of developments are highly dependent on pass by traffic to stop by the site rather than use the development as a destination of the trip. Typical pass-by traffic discounts have been applied to these developments from 20% to as high as 80%, meaning that the actual new traffic on the adjacent roadways is far less than the projected trips at the site driveways.

However, to maintain a very conservative assumption of the trips generated, assuming no pass-by traffic reductions for the 100+ trips generated by the ITE rates, 50% entering/exiting and a distribution based upon the above noted intersection and approach roadway ADT's, the following traffic distribution is assigned:

Weekday AM Peak Hour – 108 total trips

North (Main Street)

24 vehicles (12 entering/12 exiting)

East (Hartford Avenue)

27 vehicles (14 entering/13 exiting)

South (Main Street)

37 vehicles (19 entering/18 exiting)

West (Stoddard Avenue)

21 vehicles (11 entering/10 exiting)

Weekday PM Peak Hour – 131 total trips

North (Main Street)

29 vehicles (15 entering/14 exiting)

East (Hartford Avenue)

33 vehicles (17 entering/16 exiting)

South (Main Street)

45 vehicles (23 entering/22 exiting)

West (Stoddard Avenue)

25 vehicles (13 entering/12 exiting)

As a result of the above distribution, it is expected that the Main Street driveway will generate a maximum of 31 entering vehicles in the morning peak hour and 38 entering vehicles in the afternoon peak hour. The Hartford Avenue driveway will generate a maximum of 25 entering vehicles in the morning peak hour and 30 entering vehicles in the afternoon peak hour.

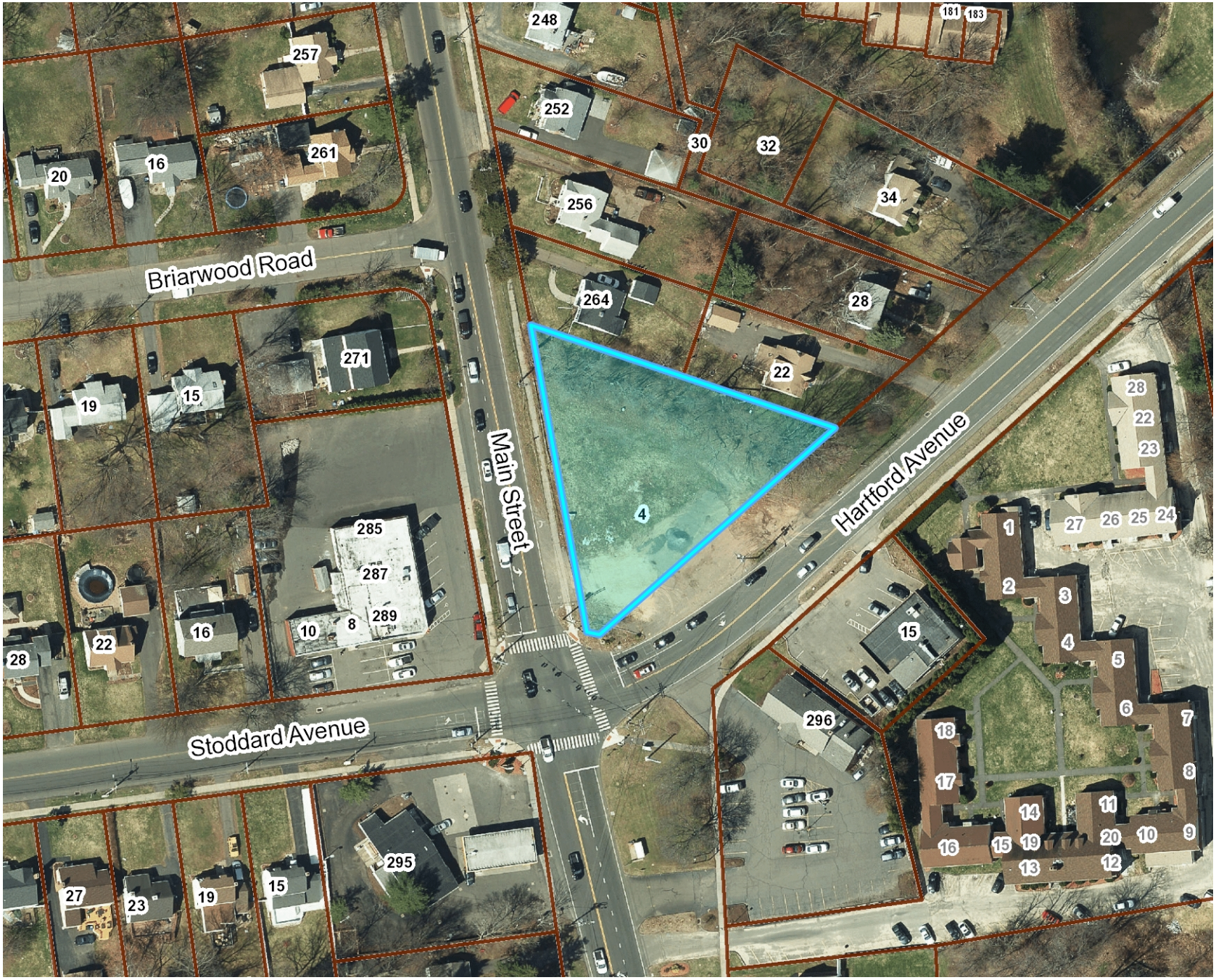
These distributions reveal the adjacent signalized intersection will incur less than 100 vehicle trips during the peak hours. The Office of State Traffic Administration (OSTA) considers intersections impacted by a minimum of 100 vehicle trips in the peak hours to be reviewed for traffic impacts. This project will have less than 100 new vehicle trips generated at the intersection and most likely, less than 50 during any peak hour.

Summary

The adjacent intersection of Main Street and Hartford Avenue (Route 176)/Stoddard Avenue carries over 21,000 vehicles per day, and over 2,000 vehicles during the weekday peak hours. As noted above, the proposed development will generate at most 130 vehicle trips during the afternoon peak hours at the site driveways and add much less new traffic to the intersection as a result of typical pass-by traffic for convenience stores and gasoline stations. The daily traffic generated will also be a fraction of the existing traffic on the adjacent roadways.

The site has adequate access for driveways and intersection sight distances. The intersection has exclusive left turn lanes to accommodate left turning traffic. There are no recurring crash patterns at the intersection that will be adversely affected by the proposed development.

In summary, the proposed development will not have a significant impact to the intersection operations and the area roadways with the pass-by traffic characteristics that are typically found at convenience stores and gas stations.



4 Hartford Avenue

0 100.00 200.0 Feet

This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. Neither the Town of Newington nor any of its consultants shall be held liable for any loss, damages or claims made solely as a result of anyone referring to this map.

N

Map Legend

Parcels

BASEMAP LEGEND

- Centerlines
- Local Roads
- Major Roads
- Highways
- Buildings
- Pool
- Deck
- Railroad
- Sidewalks
- Driveways
- Paved Road
- Streams
- Marsh/Wetlands
- Water
- Vegetation

Printed 4/13/2020 9:09:58

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission

From: Town Planner Craig Minor, AICP

Date: May 19, 2020

Subject: **Town Planner Report for May 27, 2020**

---

1. Outdoor Restaurant Seating:

As of this writing we have approved seven requests for zoning approval of outdoor restaurant seating: Ruth's Chris Steakhouse at 2513 Berlin Turnpike; The Rooster Company at 1076 Main Street; TJ's On Cedar at 15 Center Court; Joey Garlic's at 150 Kitts Lane; Wood 'N' Tap at 3375 Berlin Turnpike; and The Flying Monkey Bar & Grill at 2095 Berlin Turnpike.

TGI Friday's and Puerto Vallarta are being processed now and will probably have been approved by the time you read this. We are working closely with the Central CT Health District, the Fire Marshal (he approves tents above a certain size), and the Highway Department which is supplying these restaurants with concrete blocks for safety, at no charge.

2. POCD:

The final draft POCD has been printed. Copies will be sent by postal mail to all TPZ commissioners and to each Town Council member later this week. Copies were sent to the Town Clerk and CRCOG (electronically) in accordance with Sec. 8-23 of the Connecticut General Statutes.

The public hearing will take place on July 22, 2020. The reason for the long delay is because Sec. 8-23 requires the Town Clerk and CRCOG each be given a copy no less than 65 days before the hearing.

3. Personal Businesses and Commercial Vehicles in Residential Zones:

At the last TPZ meeting the staff was asked for an update on a couple of zoning regulations that the Commission has asked us to look into – commercial vehicles, and personal businesses.

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

a. Personal Business: The Newington zoning regulations allow homeowners to conduct a small home-based business ("personal business") so long as there is no outward appearance of a business, and so long as the business is conducted by only by mail, telephone, or computer. No manufacturing may take place, and there can be no special equipment. Per a different section in the zoning regulation every house is allowed to have one "commercial vehicle".

A typical beneficiary of this regulation is the self-employed builder or plumbing contractor. For that person the "mail, telephone, computer" restriction is not a problem. But for landscaping contractors a big part of their work is snowplowing. A snow plow is "special equipment" so the typical home-based landscaper is in violation of the zoning regulation.

I suggest TPZ consider amending the "personal business" regulation to allow landscaping contractors, so long as snow plows and any other heavy equipment is kept either in the garage or on the driveway, and not in the yard.

b. Commercial Vehicle: The "commercial vehicle" regulation (Section 3.22.1.C) has always been a problem. The intent is simple: homeowners should be allowed to have a van or large pickup truck, but within reason. TPZ tried to fix this regulation back in 2015 but I think we created something unworkable, because we have received lots of complaints about it:

> 1. A commercial vehicle customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle may be parked on a lot, but shall not be parked in the front yard or in the street right of way.
>
> 2. "Commercial Vehicle" is any vehicle or piece of equipment used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade. Commercial vehicles include:
>
> a. Step vans, cargo vans, box trucks, flat bed or stake bed trucks, buses, semi-trailers, tractor trailers, dump trucks, wreckers and trailers used for commercial purposes.
>
> b. Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.
>
> c. Any vehicle outfitted with a backup alarm.
>
> d. Any vehicle with more than 2 square feet of signage affixed to the outside, not including registration and license information identifying the owner/occupant as required by the Department of Transportation and the Department of Consumer Protection.
>
> e. Any vehicle which has two (2) or more of the following characteristics:
>
> 1. Exceeds a gross vehicle weight rating (GVWR) of ten thousand (10,000) pounds;
> 2. Exceeds seven (7) feet in height from the base of the vehicle to the top;
> 3. Exceeds twenty (20) feet in overall length;
> 4. Has more than two (2) axles;

5. Has more than 4 tires in contact with the ground;
6. Used or built to carry more than 8 passengers;
7. Designed to sell food or merchandise directly from the vehicle or trailer itself;
8. Has modifications or attachments including but not limited to a plow, platform rack, hoist, spreader or hopper.

As you can see, this regulation is a monster and needs to be pared down substantially. If the Commission agrees I will have something for you at the next meeting.

At a minimum we need to either change the wording in Paragraph 1 or have TPZ make a ruling on how to interpret it, because it prohibits a commercial vehicle from being parked in the driveway in front of the house.

cc:
file