TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION
APRIL 22, 2020 - 7:00 P.M.
Town Hall - Conference Room L101

AGENDA

*Because of limitations on gatherings due to COVID-19, the public is directed to stay home and watch this meeting on Cox 16 or Frontier 6050, or online at http://www.nctv.org/live-channel-16. During the "Public Participation" portion of the meeting the public is invited to call in to **860-665-8736**.*

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. Call 860-665-8736)

V. REMARKS BY COMMISSIONERS

VI. PUBLIC HEARING

A. Petition #11-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental Or Storage Of Motor Vehicles) At 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, Owner/Applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, Contact.

Documents:

TP MEMO 11-20 FIRESTONE SPT 22APR2020.PDF
APPLICATION 11-20 FIRESTONE SPT.PDF
SLP-1.PDF
C-3.PDF

VII. APPROVAL OF MINUTES

Documents:

TPZ MINUTES 01APR2020 SPECIAL.PDF

VIII. NEW BUSINESS

A. Petition #11-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental Or Storage Of Motor Vehicles) At 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, Owner/Applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, Contact.

B. Petition #12-20: Site Plan Approval At 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, Owner/Applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, Contact.

Documents:

TP MEMO 12-20 FIRESTONE SPA 22APR2020.PDF
APPLICATION 12-20 FIRESTONE SPA.PDF
2020 PLAN SET PART1.PDF
2020 PLAN SET PART2.PDF

C. Petition #13-20: DMV Location Approval At 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, Owner/Applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, Contact.

Documents:

TP MEMO 13-20 DMV APPROVAL 22APR2020.PDF
APPLICATION 13-20 FIRESTONE DMV.PDF

D. Petition #15-20: TPZ Approval (Section 3.23.1: Accessory Outside Use) For Tent Sale At 3440 Berlin Turnpike ("PC Richard & Son"). PC Richard & Son, Owner/ Applicant; Kevin Leroux, 510 Dogwood Road, Orange CT, Contact.

Documents:

TP MEMO 15-20 TENT SALE 22APR2020.PDF
APPLICATION 15-20 TENT SALE ZA.PDF
AERIAL PHOTO 3440 BERLIN TURNPIKE.PDF
DSM 15-20 TENT SALE ZA.DOCX

IX. OLD BUSINESS

X. PETITIONS FOR PUBLIC HEARING SCHEDULING

XI. TOWN PLANNER REPORT

Documents:

TOWN PLANNER MEMO FOR 22APR2020.PDF

XII. COMMUNICATIONS

XIII. PUBLIC PARTICIPATION (For Items Not Listed On The Agenda; Speakers Limited To 2 Minutes. Call 860-665-8736)

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: April 14, 2020

Re: **Petition #11-20: Special Permit (Sec. 6.11: Service, Sale, Repair, Rental or Storage of Motor Vehicles) at 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, owner/applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, contact.**

Description of Petition #11-20:

As a result of the long-standing legal battle between the owners of the Firestone store on the Berlin Turnpike and other parties in Newington, the owners were ordered by the court to re-obtain the necessary special permit, site plan, and DMV location approvals from TPZ.

This is an application for a special permit to operate a motor vehicle service facility at 2897 Berlin Turnpike, which is in the PD zone. Motor vehicle service facilities are allowed in the PD zone provided they meet certain requirements listed in Section 6.11 of the zoning regulations, as well as the "criteria" that all special permit activities are subject to listed in Section 5.2.6.

Since the site plan is an essential part of this special permit application, my comments on the special permit application will include some references to the site plan.

Staff Comments:

a. In the "Application Narrative" Attorney Amy Souchuns states that the standards of Section 5.2.6 were addressed during TPZ's deliberation on the original special permit in 2013. Those standards are as follows:

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

A. The need for the proposed use in the proposed location.

B. The existing and probable future character of the neighborhood in which the use is located.

C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.

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

D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safety accommodate any increase in drainage. (Effective 12-01-01)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

To ensure compliance with Item G, Attorney Souchuns has recommended the implementation of the "Noise Mitigation Plan" that was submitted with the application as a condition of approval. Attorney Souchuns has also recommended that the fence and pavement which were improperly installed partially on the neighboring property be moved onto the Firestone property when weather permits as another condition of approval. I am satisfied that the activity complies with the standards of Section 5.2.6, but if any Commissioner has questions, please direct those questions to Attorney Souchuns during the public hearing.

b. There are several requirements in Section 6.11 that the site plan does not comply with, all dealing with proximity to a residential zone: (a) parking be no less than 25 feet from a residential zone boundary; (b) no business structure be located closer than 100 feet from the residential zone boundary; (c) off-street loading space be no closer than 50 feet from any lot in any residential zone; and (d) no motor vehicle use within 100 feet of a residential zone. The site plan does not comply with these requirements because TPZ changed the zone of the house at 2116 Main Street in May 2013, after the Firestone application had been approved. The applicants obtain variances from these requirements from the ZBA on April 8, 2020.

If no derogatory information comes up during the public hearing, I recommend approval with conditions.

cc:
Applicant
file

Petition # 11-20

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2897 Berlin Turnpike ZONE: PD

APPLICANT: SB Newington 433, LLC TELEPHONE:

ADDRESS: c/o Guggenheim Retail Real Estate Partners
3000 Internet Boulevard, Suite 570, Frisco, TX 75034 EMAIL: c/o ASouchuns@hssklaw.com

CONTACT PERSON: c/o Amy E. Souchuns, Esq. TELEPHONE: c/o 203 877-8000

ADDRESS: Hurwitz, Sagarin, Slossberg & Knuff, LLC
147 N. Broad Street, Milford, CT 06460 EMAIL: ASouchuns@hssklaw.com

OWNER OF RECORD: SB Newington 433, LLC

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 3.19 of the Zoning Regulations. ***Explanation of the proposed activity is attached*** (Public Hearing required). $820
- o 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): DMV Location Approval.

SIGNATURE:

SB Newington 433, LLC By: [signature] 3/ 20 /2020 APPLICANT DATE	SB Newington 433, LLC By: [signature] 3/ 20 /2020 PROPERTY OWNER DATE
Amy E. Souchuns, Attorney for SB Newington 433 LLC	Amy E. Souchuns, Attorney for SB Newington 433 LLC

INCOMPLETE APPLICATIONS WILL NOT BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES BUT IS NOT LIMITED TO: APPLICATION FORM; APPLICATION FEE; SITE PLANS (IF APPROPRIATE) SHOWING LID; WATERSHED ANALYSIS (FOR SITE PLANS); NARRATIVE DESCRIPTION (IF APPROPRIATE).

RECEIVED
MAR 20 2020
PLANNING DEPT.

HURWITZ SAGARIN
SLOSSBERG & KNUFF LLC

HS
S&K

Amy E. Souchuns, Esq.
Asouchuns@hssklaw.com

LAW OFFICES
147 North Broad Street
Milford, CT 06460
T: 203.877.8000
F: 203.878.9800
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March 20, 2020

Mr. Craig Minor
Town Planner
Town of Newington
131 Cedar Street
Newington, CT 06111

Re: Special Permit, Site Plan and Location Approval
SB Newington 433, LLC, Owner
Firestone Complete Care Auto Center, 2897 Berlin Turnpike

Dear Mr. Minor:

On behalf of SB Newington 433, LLC, enclosed please find application materials related to a special permit, site plan and Department of Motor Vehicles location approval for the Firestone Complete Care Auto Center, 2897 Berlin Turnpike, Newington.

The application materials include 4 full size and 10 reduced sized copies of each of the following:

- Application Form;
- Project Narrative;
- Site Plans and Survey dated November 26, 2012 (revised to February 20, 2020), prepared by VHB;
- Application Fee of $275.00.

If you need anything further, please do not hesitate to contact me.

Sincerely,

Amy E. Souchuns

Enclosures

APPLICATION NARRATIVE

SB NEWINGTON 433, LLC
March 20, 2020

SB Newington 433, LLC ("SBN") seeks Special Permit, Site Plan and location approval for an auto-related use on property known as 2897 Berlin Turnpike ("Property"). The Property, approximately one acre and zoned Planned Development (P-D), is currently improved with a Firestone Complete Auto Care Center ("CACC").

Background:

As the Commission will recall, the CACC was approved with conditions in April 2013. Following an appeal of that approval by several other automotive businesses, construction began in late 2014 and the CACC opened for business in early September 2015. While the construction was underway, a group of neighboring property owners and other automotive business owners initiated a nuisance and private zoning enforcement lawsuit against SBN, this Commission, and the Town of Newington ("Bielitz Litigation"). In two court decisions in the Bielitz Litigation, the court found that this Commission's April 2013 approval of the CACC was invalid and ordered that the CACC be shut down pending the receipt of new land use approvals. Therefore, these applications, along with a variance application submitted simultaneously with these requests, are intended to legalize the CACC in accordance with the Court's orders and in resolution of the Bielitz Litigation.

Current Application:

The application materials reflect the same proposal initially approved in 2013 and constructed in 2015 with respect to building size and location, drive aisles, parking, stormwater/drainage, and landscaping. As depicted on the site plan and zoning summary chart submitted with this application, the bulk requirements governing the P-D Zone are satisfied. While the site and building itself is unchanged from the 2013 submission, as this Commission will recall, the adjacent property was rezoned to R-20 (Residential-20) in May 2013. As a result, the CACC is now directly adjacent to a residential zone, with the property boundary serving as the zone boundary between P-D and R-20.

As noted above, SBN has sought variances of certain provisions of the Zoning Regulations arising from the Property's proximity to a residential zone. These include the following:

- § 3.18.4: mandating that (a) parking be no less than 25 feet from a residential zone boundary and (b) no business structure be located closer than 100 feet from the residential zone boundary
- § 6.1.2.B: requiring that any off-street loading space be no closer than 50 feet from any lot in any residential zone
- § 6.11.5: prohibiting any portion of a motor vehicle use within 100 feet of a residential zone

Each of these variances seeks to legalize the existing CACC operations; no expansion or modification of the site is proposed as part of these applications.

Proposed Conditions of Approval:

SBN requests that the Commission impose two conditions associated with the Bielitz Litigation. To address the Court's terms for the CACC to open, SBN and its acoustical engineer developed a noise mitigation plan ("Plan") in summer 2015 to mitigate potential noise impacts from the CACC, a copy of which is attached as Exhibit 1. The Plan implements one of the Commission's original conditions of approval – that the westerly bay doors be kept closed unless a vehicle is entering or exiting – and also mandates that certain equipment not be used when one of those doors is opened. Additionally, air conditioning has been installed in the work/shop area of the CACC to ensure the westerly bay doors are kept closed in accordance with the Plan. SBN asks that the Plan be incorporated as a condition of approval.

Second, as a condition of the Plan, SBN's contractors installed a final section of fence to fully enclose the Property. In connection with these applications, an updated survey was prepared, which revealed a section of fence is located on the adjacent property owned by the State of Connecticut. Due to current weather conditions that hinder removal and replacement of the fence, SBN requests that the Commission condition the approval on fence relocation prior to the issuance of an updated zoning permit. Similarly, preparation of the updated survey also demonstrated that the loading area was not depicted on the Property; SBN also proposes that this be completed prior to the issuance of an updated zoning permit.

As found by the Commission in issuing the 2013 Approval, the CACC and the location satisfy the standards set forth in § 5.2.6 of the Zoning Regulations with regard to a special permit use. The proposed conditions of approval further ensure the protection of public health, safety and welfare.

EXHIBIT 1

NO. HHD LND CV14 6055381 S	:	SUPERIOR COURT
COLLEEN BIELITZ, ET AL	:	JUDICIAL DISTRICT OF HARTFORD
V.	:	AT HARTFORD
WEX-TUCK REALTY, LLC, ET AL.	:	FEBRUARY 22, 2017

STIPULATION CONCERNING
EVIDENTIARY RECORD AND INJUNCTION ON COUNT TWO

Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky, Edward Dubowsky and Elaine Erwin Matulis (sometimes, collectively referred to herein as the "Private Parties"); Modern Tire Recapping Company, Inc. and 3455 BTP, LLC (collectively, the "Modern Tire Parties"); SB Newington 433 LLC and Guggenheim Retail Real Estate Partners Inc. (collectively "SBN"), and Town of Newington and Newington Town Plan and Zoning Commission (collectively "Town Parties") hereby agree and stipulate as follows:

1. In November 2014, individual plaintiffs, Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky and certain business entities, including the Modern Tire Parties, commenced the above-captioned action.

2. In the Second Count of their complaint, Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky asserted that the intended operation, on land owned by SBN and leased as a Firestone Complete Auto Care Center ("CACC") at 2897 Berlin Turnpike, Newington, CT (the "Premises") would constitute a private nuisance to individual plaintiffs Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky (later joined by individual plaintiff, Elaine Erwin Matulis) due to noise because noise emanating from the operation of the CACC would be disturbing, annoying and irritating; in excess of state and local regulations; and resulting directly from the operation of the CACC.

3. In July - September 2015, after a hearing, the Court (the Hon. A William Mottolese, JTR) held that the intended operation of the CACC would constitute a private noise nuisance and issued temporary injunctive orders. SBN responded to such orders by filing and, after Court approval, implementing steps to mitigate noise impacts, specifically a *Noise Mitigation Plan* (the "Tocci Plan") appended as Exhibit B to SBN's *Disclosure of Expert Witness*, dated August 14, 2015, concerning Gregory C. Tocci, [Dkt. no. 204.00], as supplemented by *Defendants' Plan and System For Turning Off Tire Bead Seater and Air Grinder Before Westerly Bay is Opened* [Dkt. no. 215.00]. Such noise controls ("Operational Plan") have been in place at the Firestone CACC from September 2015 to the date of this stipulation.

4. The Private Parties now stipulate that since the date the CACC began operations in September 2015, (a) the Tocci Plan and the Operational Plan have sufficiently abated the noise nuisance that otherwise would have been created by the operation of the CACC and (b) the CACC has operated in compliance with the Court's orders.

5. The Private Parties and SBN agree that judgment may enter for the Private Parties against SBN with respect to the Second Count of the Third Revised Verified Complaint dated October 14, 2016, and in full and final satisfaction of this judgment, the orders entered by the Court on August 27, 2015, as modified by the Court's September 3, 2015 order, may be entered as a permanent injunction.

6. The parties further agree that SBN has delivered to the Private Parties, Modern Tire Parties and Town Parties, a certification that air conditioning has been installed in the work/shop area of the CACC.

7. The entry of an order in accordance with Paragraph 5, shall be deemed a final, non-appealable Order that fully and finally disposes of Second Count.

8. Within seven (7) business days of the entry of judgment and issuance of a permanent injunction as described above, the Private Parties shall amend their Third Revised Verified Complaint to (a) withdraw, with prejudice, the Second Count as against the Town Parties, and (b) to remove and withdraw any claims or allegations related to noise as a basis for any injunction or other relief sought in the First Count against the Town Parties and SBN. To the extent necessary, SBN and the Town Parties to consent to any such amendment.

ALL PARTIES AGREE THAT THIS STIPULATION SHALL BE EFFECTIVE ONLY IF THE COURT ADOPTS THIS STIPULATION AS AN ORDER OF THE COURT.

COLLEEN BIELITZ, LAURA BIELITZ, LORRAINE DUBOWSKY, ELAINE ERWIN MATULIS, MODERN TIRE RECAPPING COMPANY, INC. AND 3455 BTP, LLC

By: _____

Timothy S. Hollister, Esq.
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One Constitution Plaza
Hartford, CT 06103-1919
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SB NEWINGTON 433, LLC and
GUGGENHEIM RETAIL REAL ESTATE
PARTNERS, INC.

By: _____
Lawrence S. Grossman, Esq.
Amy E. Souchuns, Esq.
Hurwitz, Sagarin, Slossberg & Knuff LLC
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LGrossman@hssklaw.com
ASouchuns@hssklaw.com

TOWN OF NEWINGTON and
NEWINGTON TOWN PLAN AND
ZONING COMMISSION

By: _____
Benjamin Ancona, Jr. Esq.
Ancona & Siegel
360 Maple Hill Avenue
Newington, CT 06111
benancona@cox.net

CERTIFICATION

I hereby certify that a copy of the above was mailed or electronically delivered on February 23, 2017 to all counsel and self-represented parties of record and that written consent for electronic delivery was received from all counsel and self-represented parties of record who were electronically served:

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Amy E Souchuns

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GREGORY C. TOCCI, *P.E., FASA, INCE Bd. Cert.*

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BRION G. KONING
ELIZABETH L. LAMOUR
KENT F. MCKELVIE, *P.E.*

EMERITUS PRINCIPAL
WILLIAM J. CAVANAUGH, *FASA, F-INCE*

August 14, 2015

Mr. Lawrence S. Grossman, Esq.
Hurwitz Sagarin Slossberg & Knuff, LLC
147 North Broad Street
Milford, CT 06460

Subject: Noise Mitigation Plan
Firestone Retail Tire Store, 2903 Berlin Turnpike, Newington, CT

Dear Mr. Grossman,

As requested, Cavanaugh Tocci Associates, Inc. has prepared a Noise Mitigation Plan for the Firestone Retail Tire Store recently constructed at 2903 Berlin Turnpike, Newington, Connecticut. This work is in response to the directive and order by The Honorable A. William Mottolese, Superior Court Judge dated July 29, 2015 in the matter of Bielitz, Colleen, *et al* v. Wex-Tuck Realty, LLC, *et al.* The Decision requires that the development team and Firestone management submit a Mitigation Plan that provides steps that the facility can take to assure its tool sound levels are in compliance with the Newington, Connecticut Chapter 291 Noise Ordinance and the State of Connecticut Regulations for the Control of Noise (§ 22a-69) at its own property line.

With the implementation of the Noise Mitigation Plan developed in this report, it is my conclusion that tool sound produced inside the recently completed Firestone Retail Store will conform to the limits of the Newington Chapter 291 Noise Ordinance as well as State Regulations for the Control of Noise. The following summarizes five steps that comprise the Noise Mitigation Plan. Certain of the sound control methods are discussed in more detail later in the report.

1. *Aircat Quiet Technology*
   Use quiet impact wrenches in lieu of conventional impact wrenches. The plan to use these is in place and is important for maintaining compliance.

2. *Seal Undercut in Site Noise Barrier Fence*
   The existing noise barrier fence has an approximate 2-inch undercut. The sound reduction performance of the noise barrier fence can be improved by closing-off this undercut with an additional fence rail attached to the backside of the fence frame.

3. *Close the Gap in the Noise Barrier Fence*

   There is a gap in the property line noise barrier fence at the Bielitz property line, in the area behind the Firestone trash corral. Continue the noise barrier fence to close this fence opening.

4. *Tire Machine*
   Install a red warning light at the tire machine to notify the machine operator when a rear door is open and that the tire bead seating operation is not permitted at that time.

5. *Door Lock-out Kill Switch*
   To avoid more than one rear door being open at the same time, install an electronic door lock system that permits only one door to be open at any one time to permit vehicle entry and exit.

The following provides a general description of the facility, describes the applicable limits on sound, summarizes sound levels measured at a representative location atop an existing noise barrier fence on the Firestone property nearest bay doors at the rear of the facility, and estimates highest tool sound levels at the Firestone property line for conditions with rear doors open and closed.

Applicable Noise Limits

A. *Town of Newington, Connecticut*

The Newington noise ordinance is contained in Chapter 291 of the Town Code. § 291-6 Noise levels. Its limits apply at the emitter property line and depend upon its zoning classification and that of the adjacent receptor properties. In the case of adjacent residential receptors, limits differ for daytime and nighttime periods. Newington limits are in Table 1 of this report. Those specifically relevant to the Firestone Store are circled. As the operating hours of the Firestone Retail Store are to be within the Newington daytime hours, the limit on tool sound at the nearest residentially zoned property is 55 dBA.

Zone in Which Emitter is Located	Zone in Which Receptor is Located			
	Industrial (dBA)	Business (dBA)	Residential Daytime Hours (dBA)	Residential Nighttime Hours (dBA)
Industrial	70	66	61	51
Business	62	62	55	45
Residential	62	55	55	45

Note: Daytime hours are those between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours between 9:00 a.m. and 10:00 p.m. on Sunday.

Figure 1. Town of Newington, CT Chapter 291 Noise Limits

B. *State of Connecticut Department of Energy and Environmental Protection (DEEP) Noise Regulation*

DEEP Regulations for the Control of Noise (§ 22a-69) (the DEEP regulation) limits noise on the basis of both emitter and receptor land use classifications. These limits are provided in Table 2 below.

Emitter Class	Receptor Class			
	C	B	A/Day	A/Night
C	70 dBA	66 dBA	61 dBA	51 dBA
B	62 dBA	62 dBA	55 dBA	45 dBA
A	62 dBA	55 dBA	55 dBA	45 dBA

Table 2. A-weighted Sound Level Limits
Connecticut Regulations for the Control of Noise (§ 22a-69-3.5)

In the above table, day is defined as the time interval 7:00 AM to 10:00 PM. Night is defined as the time interval 10:00 PM to 7:00 AM. Noise Zone Classifications are based on the actual use of the land and do

not rely on local zoning. Where multiple land uses exist on the same property, the least restrictive limits apply.

- **Class A** noise zone is land generally designated for residential use or areas where serenity and tranquility are essential to the intended use.
- **Class B** noise zone includes land uses generally of a commercial nature. Note that in this regulation the adjacent school property is considered a Class B noise zone.
- **Class C** noise zone includes land uses generally of an industrial nature.

Facility Site

Figure 1 presents the Firestone Retail Store building and site plan overlaid on an aerial photograph. The facility is accessed from the Berlin Turnpike. The building is divided into three parts. The southern most part is customer waiting and service; the center is the automobile service area for ten vehicles; the northern most part are office and inventory areas. The center service area can accommodate ten vehicles, and is built with five bay doors at the front (east side) of the building and five at the rear. Services include tire replacement and repair, brake servicing, and other vehicle maintenance. Nearest existing residences, or buildings potentially to be used as a residence are to the west and northwest of the facility.

Figure 1. Aerial photo showing the facility location
Firestone Retail Store, Newington, CT

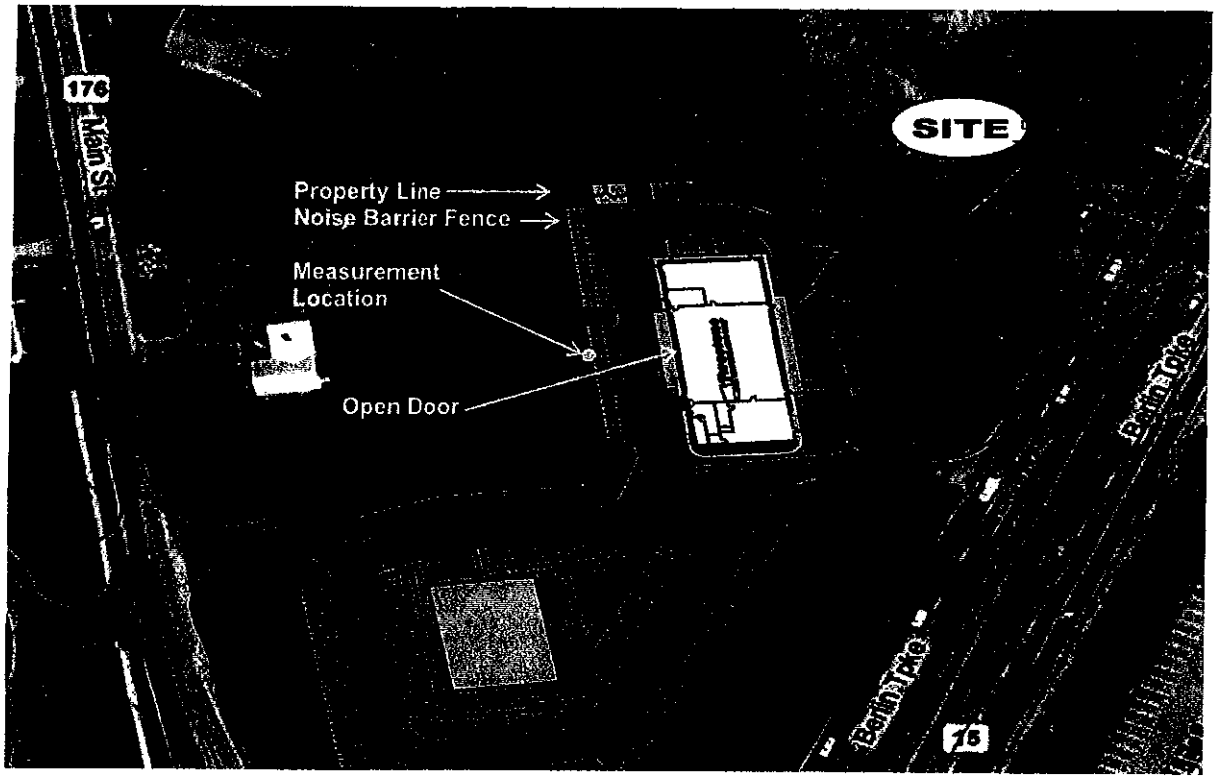
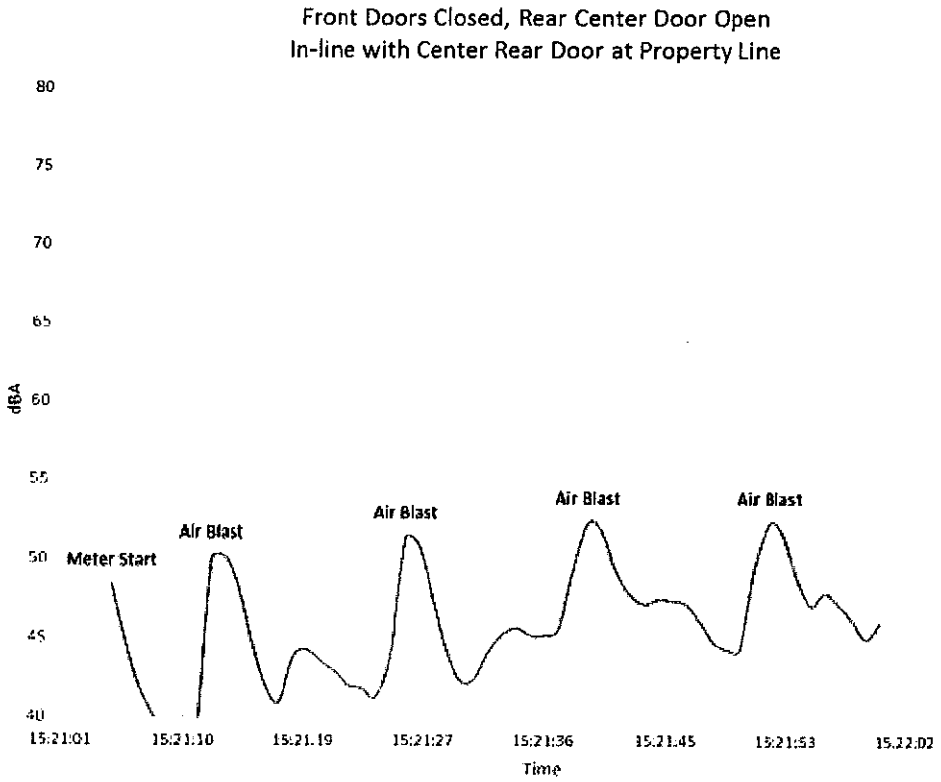


Figure 1 also shows the location of a noise barrier fence and a sound measurement location at the fence line where the microphone was located two feet above the top edge of the fence. The figure also

identifies the general location of the center door of the five at the rear of the building. The sound measurement location was selected as it is the closest fence line location to the building rear center door. Tools operated inside the building were measured at the location shown for conditions of the building rear center door open and closed. The Firestone Retail Store property line is also shown and is approximately six feet behind the noise barrier fence.

Tool sound levels were measured at a location two feet above the fence and determined at the Newington noise ordinance compliance location, i.e. at the property line, 5 feet above ground level. Direct measurement of most tool sound at the compliance location was not possible, because most tool sound levels were too low to measure without interference from background sound produced by traffic on area roads. The only exception to this was short-duration air blast sound produced by the tire machine. The tire machine was pulsed to produce an air blast much like what occurs during bead seating. The measured sound level ranged between 50 and 53 dBA at the property line adjusted for one rear door open, and is approximately 10 dBA above the background produced by area traffic. These data are shown in Figure 2.

Figure 2. Tire machine air blast as measured at the property line
opposite the building center
Firestone Retail Store, Newington, Connecticut



Sound Measurements

Sound levels were measured at the location shown in Figure 1 on Thursday, August 6, 2015 during mid-day hours. A-weight slow sound level meter response maximum sound levels (L_{ASmax}) produced by tools were measured with all building rear doors closed and with one building rear door open. Measurements were completed for all tools operating inside the vehicle service area. Sound levels were measured using a Bruel & Kjaer 2250 sound level analyzer outfitted with a windscreen and mounted on a tripod straddling the top of the fence. This instrument and its use conforms to IEC 61672 for Class 1 precision sound measurement instrumentation. Tools used are of the type expected to be used in the facility once it opens for business.

A summary of the sound levels measured at the location shown in Figure 1, two feet above the top edge of the fence directly opposite the open building rear center door is presented in Table 3. All other rear doors and all front doors were closed during these measurements.

Table 3. Sound levels measured two feet above the top edge of the fence directly opposite the open building rear center door
Firestone Retail Store, Newington, Connecticut

Test Date	**6-Aug-15**	
Measurement Location	**M1**	**2 ft above sound barrier fence across from Door 3**
Door Open	**3**	

	LASmax [dBA]		
Tool/Operation	**Lowest**	**Highest**	**Comment**
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	57	59	
Lugs On	57	60	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate		63	
Tire Dismount		55	
Tire Mount		56	
Bead Set		69	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	65	66	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	61	61	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	68	70	General use, infrequent
Air Ratchet--Ingersol Rand Model 107SPA			
Brake Caliper Removed	62	62	
Brake Caliper Installed	60	62	
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	58	66	Tested, but not to be used.
Lugs On	60	66	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	54	56	Tested, but not to be used.
Lugs On	55	57	Insufficient power. Short battery life.

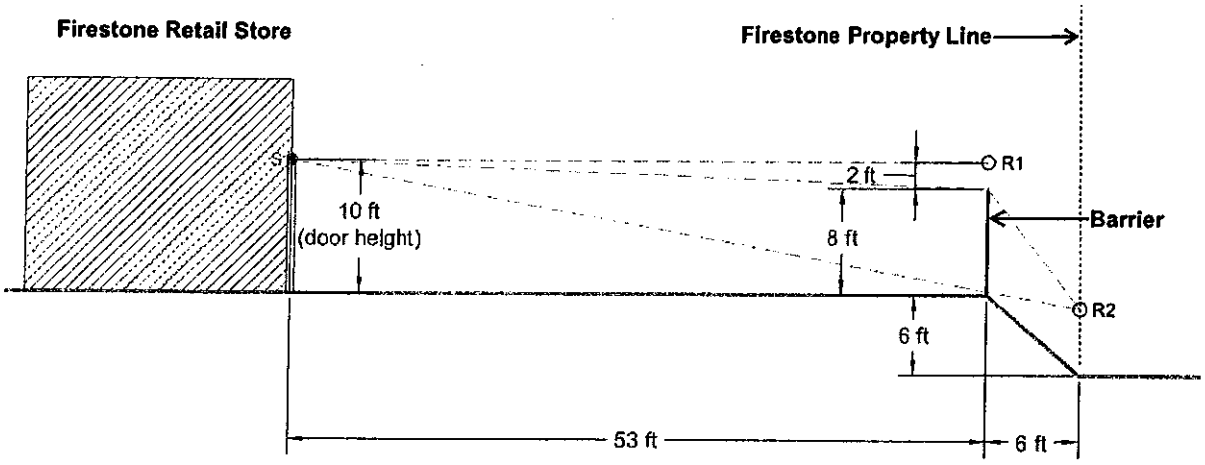
Table 3 also indicates the tools and tool models used for sound level testing. All tools are anticipated to be used for retail services except for the conventional (noisier) air and battery impact wrenches. The vehicle where tool use was employed for sound measurement purposes was situated in the front middle bay.

In previous testimony, estimates of tool sound at the property line were based on data collected without the sound mitigation provided by the partially closed building, i.e. the building with one door open and tools being used on vehicles in other bays. By direct testing of sound, as has been done here and presented in Table 3, effects of distance spreading, atmospheric absorption, partial screening by the building were able to be included. Measurements of tool sound are representative of sound produced by all tools expected to be used at the new facility. I have been advised by Store Management that tool use will be prohibited by outside the building.

Property Line Sound Levels

Newington Chapter 291 noise limits are measured at the property line, which is shielded by the existing noise barrier fence. Sound levels at the property line were not measureable because background sound produced by area road traffic obscured tool sound, even with the building rear center door open. Figure 3 is a section showing the juxtaposition of the building, the noise barrier fence, the measurement location at the fence (R1 in Figure 3), the property line, and the property line location (R2 in Figure 3, which is at the property line and 5 feet above the ground) where Store tool sound must comply with the Newington noise ordinance limits.

Figure 3. Section through the building rear center door and measurement location
Firestone Retail Store, Newington, Connecticut



R1 - Measurement location 2 feet above top of noise barrier fence
R2 - Newington Sec 291 Noise Limit (55 dBA day) compliance location at property line.

Using Cadna, the sound level reduction provided by the noise barrier fence was estimated to be as high as 24 dBA for noisiest tool sounds dominated by mid- and high-frequency energy produced by air blow-offs. Cadna/A is a computer program that implements the data and modeling techniques of ISO 9613-1

and ISO 9613-2 to estimate sound levels at community receptor locations. Despite this high estimate of noise reduction, I have decided to use a conservatively low 15-dBA noise reduction to determine property line sound levels. The lower noise reduction has been used to account for scattering of sound from deciduous foliage near to and on the receptor side of the barrier. Scattering of sound can reduce barrier attenuation otherwise obtainable in a flat field not having trees near to and above the barrier top edge.

Table 4 summarizes tool sound estimated at the property line compliance location. It can be seen from data in Table 4 that the sound produced by all tools at the compliance location are within the Newington Chapter 291 sound level limits as the facility is currently built when one rear is door open.

Table 4. Sound levels estimated at the property line location directly opposite the open building rear center door based on sound levels measured two feet above the fence top edge Firestone Retail Store, Newington, Connecticut

Property Line Compliance Location	**PL1**		
Door Open	**3**		
Noise Barrier Fence Atten.	**-15**		
	LASmax [dBA]		
Tool/Operation	**Lowest**	**Highest**	**Comment**
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	42	44	
Lugs On	42	45	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate		48	
Tire Dismount		40	
Tire Mount		41	
Bead Set		54	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	50	51	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	46	46	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	53	55	General use, infrequent
Air Ratchet--Ingersol Rand Model 107SPA			
Brake Caliper Removed	47	47	
Brake Caliper Installed	45	47	
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	43	51	Tested, but not to be used.
Lugs On	45	51	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	39	41	Tested, but not to be used.
Lugs On	40	42	Insufficient power. Short battery life.

Sound Levels with All Rear Doors Closed

Most of the concern has been for sound transmitted to the property line with one building rear door open while a vehicle enters or leaves the building. Tool sound levels produced with all rear doors closed has also been tested. These data are summarized in Table 5. As noted in Table 5, most often tool sound was not audible, the only exceptions being the air blast sound during tire machine bead seating and during the use of conventional air impact wrenches, which will not be used in the Firestone Retail Store. Instead, quieter Aircat Model 1000-2-TH impact wrench will be used. The 59-dBA air blow-off sound during bead seating corresponds to a compliance location, i.e. property line location, sound level of 49 dBA, within the Newington 55-dBA daytime limit.

Table 5. Sound levels measured two feet above the top edge of the fence directly opposite the closed building rear center door
Firestone Retail Store, Newington, Connecticut

Test Date	6-Aug-15	
Measurement Location	M1	2 ft above sound barrier fence across from Door 3
Door Open	3	

	LASmax [dBA]		
Tool/Operation	Lowest	Highest	Comment
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	Inaud.	Inaud.	
Lugs On	Inaud.	Inaud.	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate	Inaud.	Inaud.	
Tire Dismount	Inaud.	Inaud.	
Tire Mount	Inaud.	Inaud.	
Bead Set		59	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	Inaud.	Inaud.	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	Inaud.	Inaud.	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	Inaud.	Inaud.	General use, infrequent
Air Ratchet--Ingtersol Rand Model 107SPA			
Brake Caliper Removed	N/A	N/A	Estimated not to exceed 52 dBA
Brake Caliper Installed	N/A	N/A	Estimated not to exceed 52 dBA
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	51	53	Tested, but not to be used.
Lugs On	52	53	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	N/A	N/A	Estimated not to exceed 46 dBA
Lugs On	N/A	N/A	Estimated not to exceed 47 dBA

Multiple Tools Operating

There will be times when more than one tool will operate simultaneously. The probability of two tools operating simultaneously would be more frequent than three operating simultaneously, would, correspondingly, be more frequent than four operating simultaneously, and so on. Depending on which of the countless number of combinations of tools operating, the amount by which the total sound level exceeds the sound produced by the loudest tool of the group operating on its own will vary.

As an example of a practical upper limit to sound that could be produced by multiple tools operating by chance, assume that the tire machine bead set air blast of 54 dBA with one door open at the property line were to occur when five quiet technology impact wrenches are being used, the total sound pressure level at the property line would still only be 55 dBA.

Though sound produced by no tools operating in the service area with one building rear door open exceeds the Newington Noise Ordinance at the property line, we have explored possible situations when a rear door would be open and multiple tools could be operating. For example, were the air grinder at 54 dBA at the compliance location to be used when the tire machine bead seat air blast of 54 dBA occurs, and were five air wrenches to be also in use at the same time, the total could be as high as 58 dBA, three decibels over the Newington limit. Accordingly, I have determined that it would be prudent to institute a Noise Mitigation Plan as ordered by the Court. The Noise Mitigation Plan eliminates bead seating while a rear door is open thus reducing total sound levels in this example to 55 dBA.

Noise Mitigation Plan

To guard against possible conditions, even for only for a brief moment, when sound levels produced by multiple tools operating simultaneously could exceed the Newington property line limit of 55 dBA, the following noise mitigation methods should be employed:

1. *Aircat Quiet Technology*
   Use quiet impact wrenches in lieu of conventional impact wrenches. The plan to use these is in place and is important for maintaining compliance.

2. *Seal Undercut in Site Noise Barrier Fence*
   The existing noise barrier fence has an approximate 2-inch undercut. The sound reduction performance of the noise barrier fence can be improved by closing-off this undercut with an additional fence rail attached to the backside of the fence frame. This will increase the barrier sound attenuation from 15 dBA currently to 16 dBA or higher.

3. *Close the Gap in the Noise Barrier Fence*

   There is a gap in the property line noise barrier fence at the Bielitz property line, in the area behind the Firestone trash corral. Continue the noise barrier fence to close this fence opening.

4. *Tire Machine*
   Install a warning light at the tire machine to notify the machine operator when a rear door is open and that the tire bead seating operation is not permitted at that time.

5. *Door Lock-out Kill Switch*
   To avoid more than one rear door being open at the same time, install an electronic door lock system that permits only one door to be open at any one time to permit vehicle entry and exist.

Conclusions

The sound produced by tools in the recently completed Firestone Retail Store, as it is currently built, will meet the limits of the Newington Chapter 291 Noise Ordinance and applicable State Regulations when

one building rear door is opened for vehicles entering or leaving the service area. However, though rare, there are occasions when multiple tools operating might cause property line sound levels to slightly exceed the 55-dBA daytime limit momentarily. Accordingly, a Noise Mitigation Plan has been developed that will reduce sound by the noisiest frequently used equipment item, i.e. the tire machine to prevent this occurance. With the Noise Mitigation Plan implemented, sound levels under all circumstances will meet the Newington Chapter 291 Noise Ordinance limits.

* * *

If we can provide any further information, please do not hesitate to contact us. Thank you.
Yours sincerely,
CAVANAUGH TOCCI ASSOCIATES, INC.

Gregory C. Tocci, *Sr. Principal Consultant*
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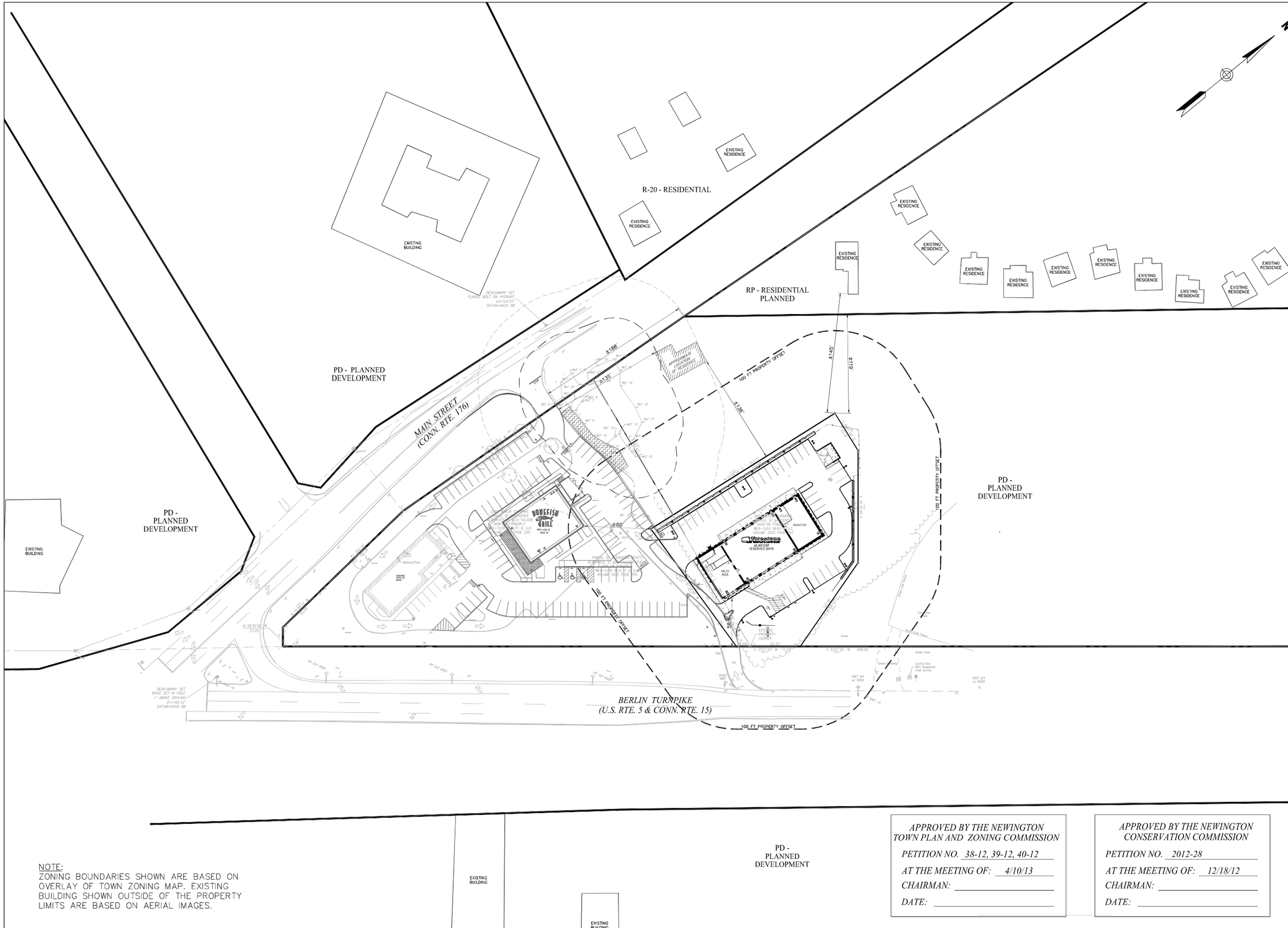
508-395-3945 (c)
gtocci@cavtocci.com



NOTE:
ZONING BOUNDARIES SHOWN ARE BASED ON OVERLAY OF TOWN ZONING MAP. EXISTING BUILDING SHOWN OUTSIDE OF THE PROPERTY LIMITS ARE BASED ON AERIAL IMAGES.

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

50 0 50 100
SCALE IN FEET

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE™

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

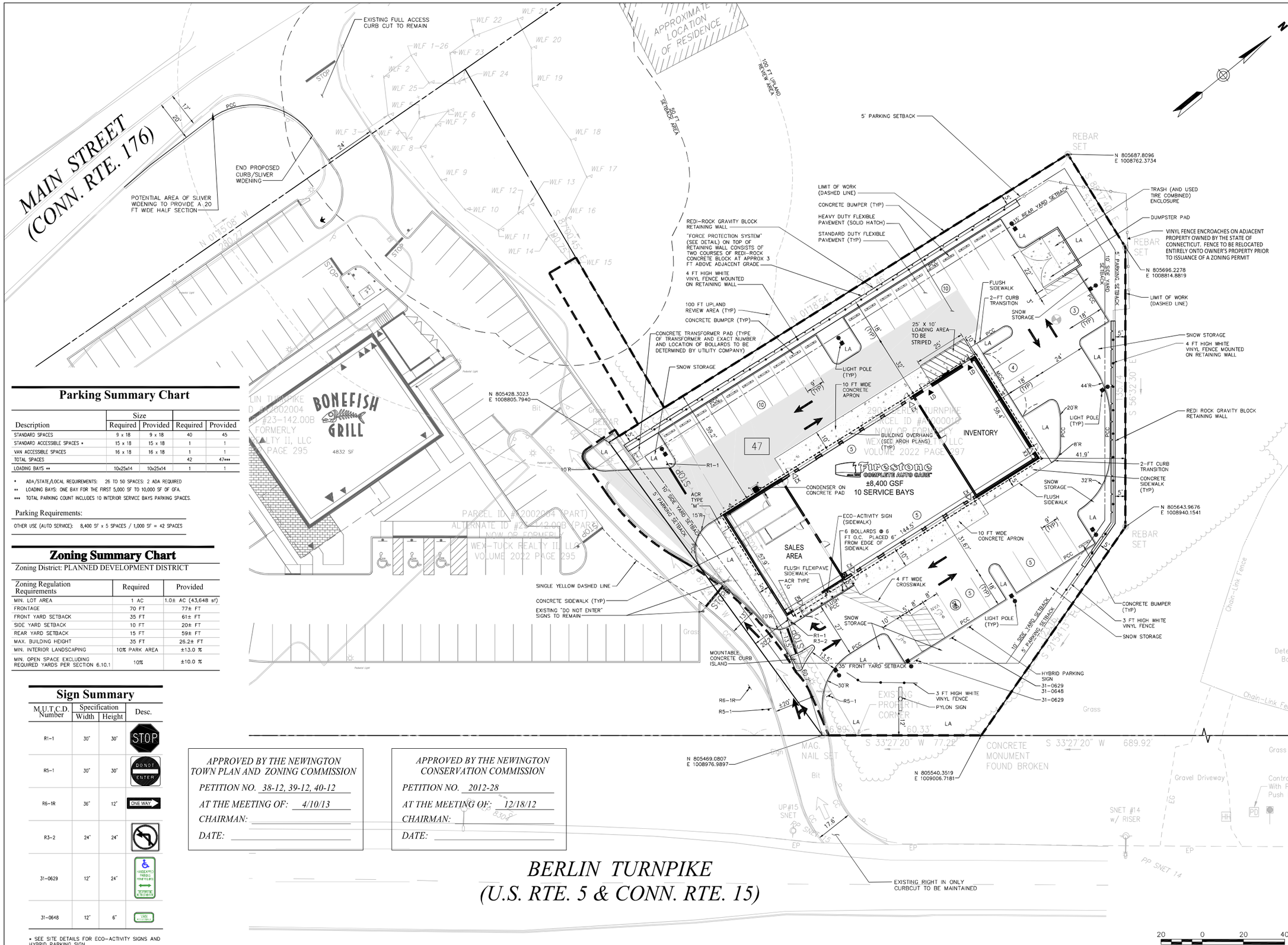
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13
FENCE ADDED: DATE: 02-18-20

SHEET TITLE:
SITE LOCATION PLAN

SHEET NUMBER:
SLP-1



Parking Summary Chart

Description	Size Required	Size Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	40	45
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	1	1
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	1
TOTAL SPACES			42	47***
LOADING BAYS **	10x25x14	10x25x14	1	1

* ADA/STATE/LOCAL REQUIREMENTS: 26 TO 50 SPACES: 2 ADA REQUIRED

** LOADING BAYS: ONE BAY FOR THE FIRST 5,000 SF TO 10,000 SF OF GFA.

*** TOTAL PARKING COUNT INCLUDES 10 INTERIOR SERVICE BAYS PARKING SPACES.

Parking Requirements:

OTHER USE (AUTO SERVICE): 8,400 SF x 5 SPACES / 1,000 SF = 42 SPACES

Zoning Summary Chart

Zoning District: PLANNED DEVELOPMENT DISTRICT

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	1 AC	1.0± AC (43,648 sf)
FRONTAGE	70 FT	77± FT
FRONT YARD SETBACK	35 FT	61± FT
SIDE YARD SETBACK	10 FT	20± FT
REAR YARD SETBACK	15 FT	59± FT
MAX. BUILDING HEIGHT	35 FT	26.2± FT
MIN. INTERIOR LANDSCAPING	10% PARK AREA	±13.0 %
MIN. OPEN SPACE EXCLUDING REQUIRED YARDS PER SECTION 6.10.1	10%	±10.0 %

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R6-1R	36"	12"	ONE WAY
R3-2	24"	24"	
31-0629	12"	24"	VAN ACCESSIBLE PARKING PENALTY FOR VIOLATION
31-0648	12"	6"	VAN ACCESSIBLE

* SEE SITE DETAILS FOR ECO-ACTIVITY SIGNS AND HYBRID PARKING SIGN

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN:

DATE:

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN:

DATE:

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

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OWNER: WEX-TUCK REALTY, L.L.C.
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NEW CANAAN, CT 06840

STATE OF CONNECTICUT PAUL VITALIANO 22627 LICENSED PROFESSIONAL ENGINEER 3/29/2020

	(BY/DATE):
ZONE APPROVAL	
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13
FENCE ADDED: DATE: 02-18-20

SHEET TITLE:
LAYOUT AND MATERIALS PLAN

SHEET NUMBER:
C-3

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

April 1, 2020

Chairman Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in Conference Room L101, 131 Cedar Street, Newington, Connecticut.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

RECEIVED FOR RECORD
IN NEWINGTON, CT
2020 APR 13 AM 11:25
Town Clerk

Commissioners Present

Chairman Domenic Pane
Commissioner Anthony Claffey
Commissioner Michael Fox
Commissioner Garrett Havens
Commissioner Stanley Sobieski
Commissioner Stephen Woods
Commissioner Hyman Braverman-A
Commissioner Bryan Haggerty-A

Commissioners Absent

Commissioner David Lenares
Commissioner Thomas Gill-A

Staff Present

Craig Minor, Town Planner

III. APPROVAL OF AGENDA

Craig Minor: No changes

IV. PUBLIC PARTICIPATION (For items not listed on the Agenda; Speakers limited to two minutes. Call 860 665-8736)

Chairman Pane: Is there anyone in the public who would like to speak to us? The phone number is 860 665-8736. I want to thank NCTV, and Craig Minor and Norine for coming so that we can conduct this meeting and try to get a few things accomplished. We know that there is a little delay, so I am going to go to Remarks by Commissioners, but if somebody from the public does call in, we will answer your phone call. If any Commissioner has a remark, I'll open the floor up and all I will ask first though, is please state your name if you have something that you would like to say, state your name first.

None

V. REMARKS BY COMMISSIONERS

Commissioner Sobieski: Craig, this is to Craig Minor, if, the back of the Tattoo place, has that been looked at, or are you staying on top of that?

Craig Minor: I passed it along to the Chief of Police to look into and I passed it along to the Town Manager's office to issue a blight complaint.

Commissioner Sobieski: Okay.

Commissioner Claffey: Question, Stanley's question, where is the location of this place?

Craig Minor: It was really not a zoning issue, it's a vandalism/blight issue.

Commissioner Claffey: Where is it, what's the location?

Commissioner Sobieski: Anthony, it's where the old Variety Homes used to be, almost across the street from the DOT parking lot.

Commissioner Claffey: Okay, thank you.

Commissioner Sobieski: The only question Craig, on that is I know that there has been partying and drinking back there and stuff like that. I was just wondering if the police are going to be looking into that, is that correct?

Craig Minor: I can't speak for the police, but I did pass it along to them.

Commissioner Sobieski: Okay. Thank you very much.

Craig Minor: You're welcome.

Chairman Pane: Any other Commissioner comments?

Commissioner Braverman: I walked it, back of that tattoo place and saw the plague that was there. There was concrete that was disrupted and I was glad that everybody had a chance to see it.

Chairman Pane: Thank you Commissioner Braverman. Any other comments from Commissioners?

VI. APPROVAL OF MINUTES

Chairman Pane: We have the minutes of February 12, 2020 our regular meeting, and we also have TPZ minutes for February 26, 2020, regular meeting.

Commissioner Sobieski moved to accept the minutes of the February 12th, and February 26th meetings. The motion was seconded by Commissioner Claffey. The vote was unanimously in favor of the motion, with six voting YEA.

VII. NEW BUSINESS

A. Petition 41-19: Residential subdivision at 55 East Robbins Avenue. Domelas Home Improvement LLC, Owner/Applicant; Helton Domelas, 65 Wood Pond Road, Farmington CT. Contact

Craig Minor: I'll speak to this. I encouraged the applicant not to come tonight because it is pretty straight forward for a subdivision, so I think I can explain the project and possibly answer questions if anyone has them.

If you are now watching this on TV, I'm now pointing to the subdivision plan on the monitor. The parcel currently has a house on the east side of it, but it's large enough to be split into two building lots, and that is what the owner wants to do. There is enough room for a second house, with driveway. It meets all of the requirements, we have a letter from MDC certifying water and sewer. The only issue, and it's a minor one, is that again, if you are looking at the property, that slopes down to the back, and when the new house gets built and the driveway gets built, there is going to be a little bit more runoff flowing down to the south than is currently, so the Town Engineer has told the consulting engineer to design a drainage swale, or a rain garden, something to catch the water so the property to the south, which happens to be the State of Connecticut, but that's neither here nor there, so that there isn't any increase in runoff on the property to the south. The consulting engineer has not made those changes yet and since there are no other problems with the subdivision, I would suggest that the Commission approve it with the condition that the applicant's engineer address this slight runoff issue.

Commissioner Sobieski: I have a question, is the drainage runoff, when it gets filled, will it run off back towards the existing house or over onto the DOT property?

Craig Minor: Towards the DOT property.

Commissioner Sobieski: Okay, that's question one, question two, because that is DOT property, there are a lot of trucks and noise and stuff, is there any proposal to put some kind of noise barrier or screening up there?

Craig Minor: Normally we are concerned about buffering a residential use from a new commercial use. We don't really usually worry about buffering the residential use from the existing commercial use. If the developer wants to put up, actually there is going to be a remaining road and a stand of trees of some sort.

Commissioner Claffey: I have a question. I'm looking at the drawing, Flagler Street, you can't read it on the plan, looks like a cloud, what is that? Are they shrubs or.....

Chairman Pane: Yes, it says shrubs, it's off to the rear of the property, it looks like a cloud, it says shrubs.

Commissioner Claffey: Are those existing or.....

Chairman Pane: I think those are existing conditions.

Commissioner Claffey: Okay, thank you.

Chairman Pane: You're welcome. If you notice they did add a turnaround on the driveway. Being on East Robbins Avenue, and we know how busy East Robbins is, the developer designed the driveway so that it has a turnaround, so that nobody is backing out onto Robbins Avenue. Any other questions from the Commissioners?

Commissioner Woods: I have one, on the condition of the water runoff, we seem to have trouble when we have one of these conditions when we try to stop the water and then it somehow gets to the Engineering office and sometimes becomes an insurmountable task for the applicant to achieve. I was wondering if there was someway that we could write into the, more of a specific condition so the applicant is comfortable as well as we are.

Craig Minor: The amount of run off that the Town Engineer is recommending that they be required to retain is small enough that a drainage swale should suffice, so I don't think putting a swale on the property, again, if you look would be on the south side of the property to catch runoff, that shouldn't be a problem.

Chairman Pane: So we could be specific and say, the plans shall be revised to put a swale on the rear of the property to minimize the storm water runoff to the south. Would that work for you, Commissioner Woods?

Commissioner Woods: Yes.

Chairman Pane: Would you like to wait and see, have them correct this and approve it at the next meeting, or do you want to have a specific condition?

Commissioner Woods: I don't want to hold it up, what I'm trying to do is remove any obstacle for the applicant down the road which seems to happen sometime. I think by creating a swale, that pretty much tells the applicant what we are looking for and I believe the Town Planner is in agreement that that will work, so I'm satisfied with that.

Commissioner Sobieski: I'm also satisfied with that.

Chairman Pane: Okay, thanks. Any other Commissioner comments?

Commissioner Claffey: With that swale, does it cross over any other property lines?

Craig Minor: No. It would be in the area of where that cloud……

Commissioner Claffey: Okay, got it.

Chairman Pane: Can we go right to the motion while it's fresh?

Commissioner Sobieski moved to close the petition with Commissioner Claffey as a second. The vote was unanimously in favor of the motion, with six voting YEA.

Petition 41-19
Residential Subdivision at 55 East Robbins Avenue
Dornelas Home Improvement LLC, owner/applicant
Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact

Chairman Pane moved to approve, with conditions, Petition 41-19: Residential Subdivision at 55 East Robbins Avenue Dornelas Home Improvement LLC, owner/applicant
Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact

Conditions:

1. The plans shall be revised to install a small swale at the rear of the property to prevent water runoff to the south.

The motion was seconded by Commissioner Sobieski. The vote was unanimously in favor of the motion, with six voting YEA.

B. Petition 08-20: Sec. 8-24 Referral of Proposed Sale of Town-Owned property at 88 Stamm Road. Town of Newington, Owner/Applicant.

Chairman Pane: I'll have Craig give us a brief overview of this, and then we will go to questions.

Commissioner Claffey: Can I interject for a second? I'm gong to recuse myself. I used to own an abutting property there and I just don't want that to cloud anyone's decision. I owned 630 New Britain Avenue, so I'm just going to recuse myself and not vote on it. I kind of know where this is going to go, so I'm fine with it.

Chairman Pane: Okay, very good. Thank you.

Craig Minor: Over a year ago, the owner of the home at 4 Boulevard approached the then Town Manager with a request to buy the land which is, which we know as 88 Stamm Road. It's a long linear vacant lot. The homeowner approached the Town manager with that request. It was not acted on quickly because as most people know, the town doesn't really have a policy for dealing with surplus anything, whether it's land or equipment, so his request kind of languished for quite a while, but it's at the point where the Council did take it up at a recent meeting, and I was not at that meeting, and I know that the Council members had some questions themselves which they need to work out with the owner, but the matter of whether the Town should transfer some or all of 88 Stamm Road, which is town owned to a private property owner has now come before the TPZ to consider.

If you have my report, you have my thoughts on it. I don't know exactly why the home owners want the additional land, I have talked to him a few times and I won't say that he is being vague, because that implies a hidden agenda, but I think he just wants more land to enjoy. That's all I have to say, and if the Commissioners have any questions, I'll try to answer them.

Chairman Pane: Were you able to, do you have the applicant's number if we wanted to talk to him, did you set that up, or not.

Craig Minor: I did not tell him to be by the phone if there were questions.

Chairman Pane: Okay. So, this is, my feeling on it is, that piece of property along all of those residences there is a natural buffer for the Industrial zone. It drops off about, the property is about 25 to 30 feet higher than Stamm Road. So it would be impossible for them almost to put a driveway down to Stamm Road and I would be worried about opening up the property where this natural buffer is, for this Industrial property. Those are my feelings on it, I'd like to hear from the Commissioners to see how they feel about it.

Commissioner Sobieski: I have some questions as to, does the Town actually own the right of way from the old trolley line or was it something that they acquired for back taxes or whatever?

Craig Minor: I don't know how the Town acquired it, but it is property that the Town owns.

Commissioner Soboieski: All right. Then my next question is, as Domenic alluded to, I agree with him, that is a buffer zone. Those residences are protected from Stamm Road which is commercial. I'm wondering what the runoff is, and if there is any detention ponds that were built up there to hold the water from flooding down Stamm Road. Stamm Road has a flooding issue basically with the railroad because they are not maintaining their box culverts

underneath, and when that floods, the road floods, and I know that there are times when they had to shut the line down. I would not want to see anything that puts more water down there. The other question, what would happen to Lots 35, 41, and 49. They are basically unusable, am I correct?

Craig Minor: I'm looking at the contour map that is in your agenda packet. Which lots are you talking about?

Commissioner Sobieski: What would happen to the lots that are northwest of Lot 88, 35, 41 and 49? Would the Town still retain those?

Craig Minor: Well, 35 belongs to whoever owns 35. The town owns 88 Stamm Road, that's the address of that parcel.

Commissioner Sobieski: Like I said, it's a natural buffer, I have some reservations about it. That's just my opinion.

Chairman Pane: Any other Commissioners have a comment?

Commissioner Fox: Looking at the topographical maps, from what I can see, and as you said, quite a drop and for a driveway, I think would be a lot of trouble, and I also agree that the town has a nice buffer there, so I'm not sure I like the idea.

Chairman Pane: Okay, thank you Commissioner Fox. Any other questions or concerns from the other Commissioners?

Commissioner Woods: Lot 88, what is it zoned as now?

Craig Minor: Industrial.

Commissioner Woods: Industrial, so if it changed over to residential would that cause any sort of buffering from the lots down below or create, there isn't much there on the corner, the first street on the south end. I agree with the other two Commissioners, I think it should stay more of a natural buffer, I wouldn't like to lose that.

Chairman Pane: Thank you. I think it would be worthwhile, if I'm not mistaken, we still have time of this, we don't have to approve this or not approve it tonight, we have until the 6th, we could vote on it on the 6th. Is that correct?

Craig Minor: I'm sorry, I've lost track of the dates, but……

Chairman Pane: Dates have been expanded anyway because of the virus so I'm thinking it would be wise for all of the Commissioners to maybe take a drive down Stamm, take a look at the height, and the natural buffer, and then it is worth while driving down Roberts Street and then to the Boulevard and looking in the back there and taking a look at the area. We also have a small out building over there and I'm not sure if it's on 88 or if it is part of Lot #21, and I'm going to ask the Town Planner to look into that. As you drive up there, you will notice a small building that is half up, half down and maybe one of the Commissioners knows what it was, used to be, it might have been part of the trolley, I'm not sure, but it's not pleasant looking.

Commissioner Woods: Back to my mayor days, that is actually, it was an old machine shop and it is an extremely contaminated piece of property. It is still privately owned, although I

don't think we know who owns it, but I know that the Town doesn't own it. We have had some requests over the years to clean it up, but the Town has been very leery on it, because of what happened to us with the National Welding site. We don't want the same thing to happen. I guess it is one of those sites that is highly contaminated with heavy metal and oils from the machine shop operating there over the years.
Just one other question before I give the floor back to you, have we notified the other property owners up there about this possible sale to see what their input would be?

Craig Minor: I don't believe that the Town Council or the Town Manager has approached the other owners. That would certainly be a step that the Council would need to take before they made a decision as to whether to sell all or some this land to the owner of 4 Boulevard.

Commissioner Woods: Thank you.

Chairman Pane: Thank you, and that was Commissioner Woods speaking. I appreciate the information. I think it's still worthwhile, checking to see who owns it, Lot #21 and maybe between that owner and the Town, it's a small block building with a roof on it. Half of it's down, half of it's up, it just appears that it could be a hazard to possibly kids and stuff. I don't think it would be wise for a through cleaning of the ground or anything, but I think it would be wise to take the building structure down so that it doesn't fall on anybody, and just remove it, maybe we can look into that.

Commissioner Woods: Mr. Chairman, I would ask you or the Planner to speak to Tom Molloy, Superintendent of Public Works, he has a lot of information on this property.

Chairman Pane: Fantastic, thank you. So I think it will be worthwhile for everybody to drive over to that area, take a look at it, and see if the height and that natural buffer should be preserved or not, and there is definitely one thing that we should recommend to the Town Council is that they need a better policy for people that want to buy property. There is no policy now I guess on selling town owned land. I think the Council should work on some sort of policy for selling land. Unless there is any other comments we will move to the next thing on the agenda, and we will take action on this at our next meeting on the 6th.

Commissioner Haggerty: One question, who is the property that wishes to purchase that?

Chairman Pane: It's number 4 on the map.

Commissioner Haggerty: Thank you.

Commissioner (inaudible) I'm looking at the draft suggested motion, and under the findings it says that the transfer of the property does not conflict with any goals or strategies of the POCD. We don't know what the buyer intends to do with it. Really, it's open space, and I propose keeping it as open space, whether it's usable or unusable, it's vacant property that should be valuable.

Chairman Pane: I will also ask the Town Planner to make the applicant available in case we have some questions for him for our next meeting.

Commissioner Sobieski: Sounds good to me.

C. Possible Amendment to LID Regulations Regarding Site Plan Modifications.

Chairman Pane: I asked the Town Planner to put this on the agenda because the LID has been, has been a very difficult thing for residential and commercial properties. I frankly think that it's inhibiting some development and because of the soils and because of the cost that we should consider removing it altogether. The Planner has an option here to possibly amend it, and I would like to hear from the Commissioners on what they believe we should do with this.

Commissioner Sobieski: When we did the LID originally, if I'm not mistaken, we exempted residential property, am I correct?

Craig Minor: Yes and No. We exempted home owners when they were building or developing their home or when they were adding a deck or a bedroom or whatever, but we did not exempt sub-division developers from the LID regulations. Then a couple of months ago the Commissioners decided and I have an amendment pending, to amend the sub-division regulations such that subdivisions of four lots or fewer would be exempt from LID.

Commissioner Sobieski: I seem to remember when this was brought up, I thought Glenn Provost was there, and the issue that we brought up constantly was the fact that because Newington's soil is so bad with so much clay and very few gravel composites, and Steve can probably let me know if I'm wrong, that the water is not going to go anywhere. It's not like being down along the shoreline with sandy soil or in some other areas where you have a lot of gravel that the water would be absorbed in. Here in Newington it just stays and the clay acts like a pond base. Am I correct, Commissioner Woods?

Commissioner Woods: Yes Commissioner Sobieski.

Commissioner Sobieski: Thank you. So I thought that is what we did, because I know when they originally set it up, somebody came in and was going to put in a patio, and I think it was like $1800.00 just for a survey of that area. I remember that we did amend something from the residential lots. Thank you.

Chairman Pane: Any other Commissioners have any comments on this?

Commissioner Woods: I agree with you Mr. Chairman, I think that we should eliminate this regulation. I think while it sounds good, we put a very steep financial burden on some of our applicants that really don't need it. While it feels good, it might even look like it works, we all know that it is not. Sometimes it becomes more of a problem then correcting a problem. We are collecting water in an area where we know it's not going to perc down into the ground. So I think we can find other ways to work with applicants when they come in front of us, to achieve some of this than having this regulation, so I would be in favor of deleting it.

Chairman Pane: Okay, thank you Commissioner. Any other comments from the Commissioners?

Commissioner Claffey: Quick question, what were some of the things that we wanted Craig, you said we could do with the Engineering of the town, the Town Engineering Department that can assist us in not having this regulation like Commissioner Woods said, there may be ways that we can work with this applicant. Would that be through our Engineering Department?

Craig Minor: In a sense, yes. What Commissioner Claffey may recall that I said is that because the regulation is actually enforced by the Engineering Department, I thought at one point if I took it over to the Engineering Department and told them it is the wish of the Commission to be more lenient when reviewing redevelopment of existing commercial parcels. I had a discussion with the Engineering Department and the problem is, they are already being as lenient as they can be within the regulations, but the regulations require that our Engineering Department make the applicant go through this burden, so that is why we need to amend the regulations, so the Engineering Department doesn't have to be more lenient, the regulations will be more lenient.

Commissioner Claffey: So, let me rephrase the question, if we eliminate this, what standard are we going to use ?

Craig Minor: If you look at the draft that is in your agenda packet, you will see Section 6.15.3 New Construction or Redevelopment, what is there in regular font is the existing regulation. What is in bold, that sentence that says, existing unreviewed surface area, that's the sentence that I'm suggesting that we add and by adding that sentence that then alleviates any property owner from being required to provide LID for an existing property, or existing structure. That is what unreviewed surface area means. That is jargon for existing buildings, existing pavement.

Chairman Pane: Let me see if I have this correct, if we remove it altogether, completely out of the regulations, then the Engineers would go back to the way that they treated it prior to the LID which was, they would just ask for a zero runoff.

Craig Minor: Correct.

Commissioner Claffey: Okay, now I got you. Thank you.

Chairman Pane: So do the Commissioners think that we should have this on the agenda for our next meeting for public hearing.

Commissioner Sobieski: I think so, yes.

Chairman Pane: Anybody else?

Commissioner Woods: I agree with that.

Chairman Pane: Okay, I'll ask the Town Planner to put this on for a public hearing as soon as he is ready. If not the 6th, do you think you can get it for the 6th?

Craig Minor: I have to send this to CRCOG a month ahead of time.

Chairman Pane: So it's going to go to CRCOG and then it has to have a two week public notice?

Craig Minor: Thirty days, thirty days before we have the hearing, so probably you can take this up at your first meeting in May.

Chairman Pane: Okay, fantastic.

VIII. OLD BUSINESS

None

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

Chairman Pane: Nothing for Petitions?

Craig Minor: Yes, the church at 155 Lowry Place.

Chairman Pane: And that is going to be on the agenda for Monday, is that correct?

Craig Minor: Correct.

X. TOWN PLANNER REPORT

Chairman Pane: Is there anything for a town planner report?

Craig Minor: Yes, real quickly. In the report that I gave you, I discussed with the Chairman and we resolved a couple of the applications that had been hanging around for a while, but they had been postponed because of the Coven-19 situation. The accessory apartment which was up for its third renewal and the day care which is up for its first renewal, and with a slight change to the configuration of the plot, so the Chairman and I took care of that, and that was in the report that I sent to you. That's all I have.

Chairman Pane: Any questions from the Commissioners on that?

Commissioner Woods: Just thank you Mr. Chairman for you and the Planner for taking care of that so there was no hold up.

XI. COMMUNICATIONS

Commissioner Sobieski: There will not be a meeting of CRCOG until after this corona virus thing is resolved, so all the information that I get I forward to everybody.

Chairman Pane: Thank you very much.

XII. PUBLIC PARTICIPATION (For items not listed on the Agenda, Speakers limited to two minutes.

Chairman Pane: If there is anybody from the public that would like to call in, our phone number is 860 665-8736. That's 860 665-8736 for the public. While we are waiting for people I just want to bring an idea to the Commissioners. With the way things are now with this virus, we want development to come back as strong as possible. Do you think that it might be worthwhile to have the Council and Town Manager look at our fees and costs for development, to possibly suspend it on a temporary basis to help encourage development after this virus is over? I just want to open that up to the Commissioners to see if they think that is worthwhile, or maybe it's not worthwhile while we are waiting for the public to see if anybody is interested in calling. Do the Commissioners think that is worth looking at, or not looking at?

Commissioner Woods: I don't think the cost is an issue. I think the time delay from the time we approve a petition until the applicant can actually get his building permit, that's where the break down is. I think that the applicants are more than willing to pay the fee, but sometimes it's sixty, seventy days between our approval and their starting construction. That's the problem.

Commissioner Sobieski: I concur with what Steve said, plus the fact that people have waited so long to get things approved, we have to streamline our process some way or the other. Once it gets approved by us, it should sail right through.

Commissioner Claffey: Mr. Chairman, I concur with both Commissioners, the problem is not with the fees, the developers have the money, when someone comes in for a permit in our town, it's way too long. We need this to speed up. I mean just look at how many times we send something back to the Engineering Department, I mean, developers want to spend money, they have time limits on the money they can spend, they want our town to waive that, if not, they go elsewhere.

Craig Minor: Can I speak to that? Actually the delay that Commissioners Woods mentioned recently, a few minutes ago, that delay was after this Commission approved the plans, so the hold up actually was with the applicant's own consulting engineers making the corrections that the Engineering Department had required. That's where those weeks drag on and on and on. Not with the approval process, but with them getting the plans ready.

Commissioner Claffey: So is there a way that we can streamline, not when they come into us and sit at the table, and send, we send the plans to Engineering, is there someway that they can go to Engineering, and start the process. It always seems to be a hangup with Engineering.

Craig Minor: Actually, the Engineering Department, their turnaround time is pretty quick. Usually in my package for the Commissioners, is the Engineering Department's review of the plans. So that is not where the hold up is, the hold up is after the Commission votes to approve the plan, subject to the applicant's engineering making the changes that the Town Engineer proposed, that's what ends up taking weeks and weeks and weeks. That is out of our control.

Commissioner Woods: I disagree with the Planner. I'll give you a good example. There was a small subdivision, an addition of a small building that just occurred in Newington. I believe from the Engineering Department on a piece of property that was less than an acre, there was over one hundred comments, so yeah, that does take some time to address, from the applicant's engineer. I'm not quite sure why we would come up with a hundred comments. That's where I think the breakdown is, and then I think they go back and forth, and then finally they get eliminated or the applicant finally just gives in and has to do it. That is where the break down is.

Commissioner Fox: Steve, I agree with you wholeheartedly. I remember that, and maybe the Engineering Department is a little strict on what they are doing, they are looking at every little thing.

Chairman Pane: Thank you Commissioners. I think a lot of the problems lately have been with the LID, with the Engineering going back and forth with the LID requirements. I'm hoping that maybe the removal of the LID will help streamline things for developers and maybe there are a few other things that we can do, you know, we could keep a close eye on it, and try to streamline things little bit better and have things move a little quicker for the developers. I

threw out the costing out there just to see what everybody said, but I understand what you are saying, and we need to be a little more careful on our meetings and moving things through a little faster I think.

Commissioner Sobieski: I totally agree with you Domenic.

Commissioner Woods: I think that this Commission under your leadership has done an excellent job of turning petitions around and applications around, very quickly and I applaud you, and the rest of the (inaudible). This is the approach we need to have. The Greater Hartford area, wherever I go, it lets them know that we are open for business, and I believe that is the message that you want to send. I applaud you.

Chairman Pane: Thank you Commissioner. Is there any other, let me remind the public, if you are watching, you can still call in at 860-665-8736 if you have a question for us. While we are waiting, I'll ask for final comments from Commissioners.

XIII. REMARKS BY COMMISSIONERS

Commissioner Claffey: I have a question on Alumni Road. I have sent e-mails and haven't gotten any replies, regarding that parking lot.

Chairman Pane: I can address that. There have been some complaints here and there about certain things and I have asked the Planning Department, along with Andrew from Zoning Enforcement to hold off on everything. With the way things are in the world right now, with this virus, I don't think we need to send out violation notices or other things unless there is something major that the Planner and the Town manager feel that is very important. Otherwise I have asked them to be a little bit more lenient and hold off. I've asked them to keep track of anything and we'll address it afterwards. There are too many people out there that are hurting, that this has affected, so I hope you understand that I was really concerned so asked both of them to go a little easy right now. I have also, some time ago, we asked the Town Planner and Andrew to forgive the temporary signs on a temporary basis. So I think hopefully, later on in the year, we can re-look at some of these things that we are keeping track of, but I don't think right now is the time to go after somebody for something, zoning violation or.....

Commissioner Claffey: I'm asking for an update. I have sent e-mails, and I can't even get an update, so, I'll just hold off, this is a couple of months old.

Chairman Pane: I'll ask Andrew for an update and I will get back to you Commissioner. I did ask everybody to hold off. I hope that was all right with the other Commissioners.

Commissioner Woods: Mr. Chairman, I'm fine with that. I do have a question. While I appreciate the ability to have this meeting and phone in, I feel like we are right along with the same technology as that recorder that you have to your right. I think there is much better technology out there. I understand that there might be some issues that we need to tackle, but if you Mr. Chairman and the Planner can get in touch with the Town Manager, Zoom offers a much better profile, Google offers a better profile, we'll be able to see each other, much better communication. While we did accomplish getting this meeting done, I think there are much better ways to do it.

Chairman Pane: Thank you Commissioner. Right now we're working off of a cell phone with a microphone, so the original way that we had it set up wasn't working, so I appreciate your patience, and I will have the Planner look into the Zoom thing, but I believe that there were

some legalities on that, but maybe they could be, maybe we could consult the Town Attorney because with everything that is going on, maybe those things are still acceptable, by using Zoom, and if Commissioners might feel a little more comfortable, it's a possibility. So, I'll have the Town Planner look into that with the Town Attorney and the Town Manger and the IT Department.

Commissioner Woods: Thank you.

Chairman Pane: Any other comments or suggestions?

Commissioner Braverman: I agree with Commissioner Woods.

Commissioner Claffey: I know other, Wethersfield just used Zoom.

Chairman Pane: I agree with the Commissioners, this is very difficult, it's not the best system, but we got through it, and we're going to try to improve on it.

Commissioner Woods: Mr. Chairman, I appreciate everything everyone has done to put this meeting together, but I think we really need to, just for our own peace of mind, so we don't drive ourselves crazy, because this is going to be the new way to do business for several weeks if not longer.

Chairman Pane: I agree with you Commissioner Woods, we're probably going to be like this for a couple of months, and so I will work with the Planner to try to get a better system for us. If there are no other questions or comments from the Commissioners?

XIV. CLOSING REMARKS BY THE CHAIRMAN

None

XV. ADJOURN

Commissioner Sobieski moved to adjourn the meeting. The motion was seconded by Commissioner Fox. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Norine Addis
Recording Secretary

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: April 14, 2020

Re: **Petition #12-20: Site Plan Approval at 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, owner/applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, contact.**

Description of Petition #12-20:

As a result of the long-standing legal battle between the owners of the Firestone store on the Berlin Turnpike and other parties in Newington, the owners were ordered by the court to re-obtain the necessary special permit, site plan, and DMV location approvals from TPZ.

Staff Comments:

According to the applicant's attorney the plans are the same as the ones that were approved by TPZ in April 2013. As of this writing I have not completed my review, but I will do so before the end of this week and I will email my comments to the Commissioners.

cc:
Applicant
file

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

Petition # 12-20

ck# 26545

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2897 Berlin Turnpike ZONE: PD

APPLICANT: SB Newington 433, LLC TELEPHONE:

ADDRESS: c/o Guggenheim Retail Real Estate Partners
3000 Internet Boulevard, Suite 570, Frisco, TX 75034 EMAIL: c/o ASouchuns@hssklaw.com

CONTACT PERSON: c/o Amy E. Souchuns, Esq. TELEPHONE: c/o 203 877-8000

ADDRESS: Hurwitz, Sagarin, Slossberg & Knuff, LLC
147 N. Broad Street, Milford, CT 06460 EMAIL: ASouchuns@hssklaw.com

OWNER OF RECORD: SB Newington 433, LLC

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").
- o Special Permit per Section 3.19 of the Zoning Regulations. ***Explanation of the proposed activity is attached*** (Public Hearing required).
- x Site Plan Approval or Site Plan Modification (4 sets of plans 24" x 36", and 10 sets of plans 11" x 17"). $275
- o Other (describe in detail, or attach): DMV Location Approval.

SIGNATURE:

SB Newington 433, LLC By: [signature] 3/ 20 /2020 APPLICANT DATE	SB Newington 433, LLC By: [signature] 3/ 20 /2020 PROPERTY OWNER DATE
Amy E. Souchuns, Attorney for SB Newington 433 LLC	Amy E. Souchuns, Attorney for SB Newington 433 LLC

INCOMPLETE APPLICATIONS WILL NOT BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES BUT IS NOT LIMITED TO: APPLICATION FORM; APPLICATION FEE; SITE PLANS (IF APPROPRIATE) SHOWING LID; WATERSHED ANALYSIS (FOR SITE PLANS); NARRATIVE DESCRIPTION (IF APPROPRIATE).

RECEIVED
MAR 20 2020
PLANNING DEPT.

HURWITZ SAGARIN SLOSSBERG & KNUFF LLC

HS S&K

Amy E. Souchuns, Esq.
Asouchuns@hssklaw.com

LAW OFFICES
147 North Broad Street
Milford, CT 06460
T: 203.877.8000
F: 203.878.9800
hssklaw.com

March 20, 2020

Mr. Craig Minor
Town Planner
Town of Newington
131 Cedar Street
Newington, CT 06111

Re: Special Permit, Site Plan and Location Approval
SB Newington 433, LLC, Owner
Firestone Complete Care Auto Center, 2897 Berlin Turnpike

Dear Mr. Minor:

On behalf of SB Newington 433, LLC, enclosed please find application materials related to a special permit, site plan and Department of Motor Vehicles location approval for the Firestone Complete Care Auto Center, 2897 Berlin Turnpike, Newington.

The application materials include 4 full size and 10 reduced sized copies of each of the following:

- Application Form;
- Project Narrative;
- Site Plans and Survey dated November 26, 2012 (revised to February 20, 2020), prepared by VHB;
- Application Fee of $275.00.

If you need anything further, please do not hesitate to contact me.

Sincerely,

Amy E. Souchuns

Enclosures

APPLICATION NARRATIVE

SB NEWINGTON 433, LLC
March 20, 2020

SB Newington 433, LLC ("SBN") seeks Special Permit, Site Plan and location approval for an auto-related use on property known as 2897 Berlin Turnpike ("Property"). The Property, approximately one acre and zoned Planned Development (P-D), is currently improved with a Firestone Complete Auto Care Center ("CACC").

Background:

As the Commission will recall, the CACC was approved with conditions in April 2013. Following an appeal of that approval by several other automotive businesses, construction began in late 2014 and the CACC opened for business in early September 2015. While the construction was underway, a group of neighboring property owners and other automotive business owners initiated a nuisance and private zoning enforcement lawsuit against SBN, this Commission, and the Town of Newington ("Bielitz Litigation"). In two court decisions in the Bielitz Litigation, the court found that this Commission's April 2013 approval of the CACC was invalid and ordered that the CACC be shut down pending the receipt of new land use approvals. Therefore, these applications, along with a variance application submitted simultaneously with these requests, are intended to legalize the CACC in accordance with the Court's orders and in resolution of the Bielitz Litigation.

Current Application:

The application materials reflect the same proposal initially approved in 2013 and constructed in 2015 with respect to building size and location, drive aisles, parking, stormwater/drainage, and landscaping. As depicted on the site plan and zoning summary chart submitted with this application, the bulk requirements governing the P-D Zone are satisfied. While the site and building itself is unchanged from the 2013 submission, as this Commission will recall, the adjacent property was rezoned to R-20 (Residential-20) in May 2013. As a result, the CACC is now directly adjacent to a residential zone, with the property boundary serving as the zone boundary between P-D and R-20.

As noted above, SBN has sought variances of certain provisions of the Zoning Regulations arising from the Property's proximity to a residential zone. These include the following:

- § 3.18.4: mandating that (a) parking be no less than 25 feet from a residential zone boundary and (b) no business structure be located closer than 100 feet from the residential zone boundary
- § 6.1.2.B: requiring that any off-street loading space be no closer than 50 feet from any lot in any residential zone
- § 6.11.5: prohibiting any portion of a motor vehicle use within 100 feet of a residential zone

Each of these variances seeks to legalize the existing CACC operations; no expansion or modification of the site is proposed as part of these applications.

Proposed Conditions of Approval:

SBN requests that the Commission impose two conditions associated with the Bielitz Litigation. To address the Court's terms for the CACC to open, SBN and its acoustical engineer developed a noise mitigation plan ("Plan") in summer 2015 to mitigate potential noise impacts from the CACC, a copy of which is attached as Exhibit 1. The Plan implements one of the Commission's original conditions of approval – that the westerly bay doors be kept closed unless a vehicle is entering or exiting – and also mandates that certain equipment not be used when one of those doors is opened. Additionally, air conditioning has been installed in the work/shop area of the CACC to ensure the westerly bay doors are kept closed in accordance with the Plan. SBN asks that the Plan be incorporated as a condition of approval.

Second, as a condition of the Plan, SBN's contractors installed a final section of fence to fully enclose the Property. In connection with these applications, an updated survey was prepared, which revealed a section of fence is located on the adjacent property owned by the State of Connecticut. Due to current weather conditions that hinder removal and replacement of the fence, SBN requests that the Commission condition the approval on fence relocation prior to the issuance of an updated zoning permit. Similarly, preparation of the updated survey also demonstrated that the loading area was not depicted on the Property; SBN also proposes that this be completed prior to the issuance of an updated zoning permit.

As found by the Commission in issuing the 2013 Approval, the CACC and the location satisfy the standards set forth in § 5.2.6 of the Zoning Regulations with regard to a special permit use. The proposed conditions of approval further ensure the protection of public health, safety and welfare.

EXHIBIT 1

NO. HHD LND CV14 6055381 S	:	SUPERIOR COURT
COLLEEN BIELITZ, ET AL	:	JUDICIAL DISTRICT OF HARTFORD
V.	:	AT HARTFORD
WEX-TUCK REALTY, LLC, ET AL.	:	FEBRUARY 22, 2017

STIPULATION CONCERNING
EVIDENTIARY RECORD AND INJUNCTION ON COUNT TWO

Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky, Edward Dubowsky and Elaine Erwin Matulis (sometimes, collectively referred to herein as the "Private Parties"); Modern Tire Recapping Company, Inc. and 3455 BTP, LLC (collectively, the "Modern Tire Parties"); SB Newington 433 LLC and Guggenheim Retail Real Estate Partners Inc. (collectively "SBN"), and Town of Newington and Newington Town Plan and Zoning Commission (collectively "Town Parties") hereby agree and stipulate as follows:

1. In November 2014, individual plaintiffs, Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky and certain business entities, including the Modern Tire Parties, commenced the above-captioned action.

2. In the Second Count of their complaint, Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky asserted that the intended operation, on land owned by SBN and leased as a Firestone Complete Auto Care Center ("CACC") at 2897 Berlin Turnpike, Newington, CT (the "Premises") would constitute a private nuisance to individual plaintiffs Colleen Bielitz, Laura Bielitz, Lorraine Dubowsky and Edward Dubowsky (later joined by individual plaintiff, Elaine Erwin Matulis) due to noise because noise emanating from the operation of the CACC would be disturbing, annoying and irritating; in excess of state and local regulations; and resulting directly from the operation of the CACC.

3. In July - September 2015, after a hearing, the Court (the Hon. A William Mottolese, JTR) held that the intended operation of the CACC would constitute a private noise nuisance and issued temporary injunctive orders. SBN responded to such orders by filing and, after Court approval, implementing steps to mitigate noise impacts, specifically a *Noise Mitigation Plan* (the "Tocci Plan") appended as Exhibit B to SBN's *Disclosure of Expert Witness*, dated August 14, 2015, concerning Gregory C. Tocci, [Dkt. no. 204.00], as supplemented by *Defendants' Plan and System For Turning Off Tire Bead Seater and Air Grinder Before Westerly Bay is Opened* [Dkt. no. 215.00]. Such noise controls ("Operational Plan") have been in place at the Firestone CACC from September 2015 to the date of this stipulation.

4. The Private Parties now stipulate that since the date the CACC began operations in September 2015, (a) the Tocci Plan and the Operational Plan have sufficiently abated the noise nuisance that otherwise would have been created by the operation of the CACC and (b) the CACC has operated in compliance with the Court's orders.

5. The Private Parties and SBN agree that judgment may enter for the Private Parties against SBN with respect to the Second Count of the Third Revised Verified Complaint dated October 14, 2016, and in full and final satisfaction of this judgment, the orders entered by the Court on August 27, 2015, as modified by the Court's September 3, 2015 order, may be entered as a permanent injunction.

6. The parties further agree that SBN has delivered to the Private Parties, Modern Tire Parties and Town Parties, a certification that air conditioning has been installed in the work/shop area of the CACC.

7. The entry of an order in accordance with Paragraph 5, shall be deemed a final, non-appealable Order that fully and finally disposes of Second Count.

8. Within seven (7) business days of the entry of judgment and issuance of a permanent injunction as described above, the Private Parties shall amend their Third Revised Verified Complaint to (a) withdraw, with prejudice, the Second Count as against the Town Parties, and (b) to remove and withdraw any claims or allegations related to noise as a basis for any injunction or other relief sought in the First Count against the Town Parties and SBN. To the extent necessary, SBN and the Town Parties to consent to any such amendment.

ALL PARTIES AGREE THAT THIS STIPULATION SHALL BE EFFECTIVE ONLY IF THE COURT ADOPTS THIS STIPULATION AS AN ORDER OF THE COURT.

COLLEEN BIELITZ, LAURA
BIELITZ, LORRAINE DUBOWSKY,
ELAINE ERWIN MATULIS, MODERN TIRE
RECAPPING COMPANY, INC. AND
3455 BTP, LLC

By: _____

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SB NEWINGTON 433, LLC and
GUGGENHEIM RETAIL REAL ESTATE
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TOWN OF NEWINGTON and
NEWINGTON TOWN PLAN AND
ZONING COMMISSION

By: _____
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CERTIFICATION

I hereby certify that a copy of the above was mailed or electronically delivered on February 23, 2017 to all counsel and self-represented parties of record and that written consent for electronic delivery was received from all counsel and self-represented parties of record who were electronically served:

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Amy E. Souchuns

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August 14, 2015

Mr. Lawrence S. Grossman, Esq.
Hurwitz Sagarin Slossberg & Knuff, LLC
147 North Broad Street
Milford, CT 06460

Subject: Noise Mitigation Plan
Firestone Retail Tire Store, 2903 Berlin Turnpike, Newington, CT

Dear Mr. Grossman,

As requested, Cavanaugh Tocci Associates, Inc. has prepared a Noise Mitigation Plan for the Firestone Retail Tire Store recently constructed at 2903 Berlin Turnpike, Newington, Connecticut. This work is in response to the directive and order by The Honorable A. William Mottolese, Superior Court Judge dated July 29, 2015 in the matter of Bielitz, Colleen, *et al* v. Wex-Tuck Realty, LLC, *et al.* The Decision requires that the development team and Firestone management submit a Mitigation Plan that provides steps that the facility can take to assure its tool sound levels are in compliance with the Newington, Connecticut Chapter 291 Noise Ordinance and the State of Connecticut Regulations for the Control of Noise (§ 22a-69) at its own property line.

With the implementation of the Noise Mitigation Plan developed in this report, it is my conclusion that tool sound produced inside the recently completed Firestone Retail Store will conform to the limits of the Newington Chapter 291 Noise Ordinance as well as State Regulations for the Control of Noise. The following summarizes five steps that comprise the Noise Mitigation Plan. Certain of the sound control methods are discussed in more detail later in the report.

1. *Aircat Quiet Technology*
   Use quiet impact wrenches in lieu of conventional impact wrenches. The plan to use these is in place and is important for maintaining compliance.

2. *Seal Undercut in Site Noise Barrier Fence*
   The existing noise barrier fence has an approximate 2-inch undercut. The sound reduction performance of the noise barrier fence can be improved by closing-off this undercut with an additional fence rail attached to the backside of the fence frame.

3. *Close the Gap in the Noise Barrier Fence*

   There is a gap in the property line noise barrier fence at the Bielitz property line, in the area behind the Firestone trash corral. Continue the noise barrier fence to close this fence opening.

4. *Tire Machine*
   Install a red warning light at the tire machine to notify the machine operator when a rear door is open and that the tire bead seating operation is not permitted at that time.

5. *Door Lock-out Kill Switch*
   To avoid more than one rear door being open at the same time, install an electronic door lock system that permits only one door to be open at any one time to permit vehicle entry and exit.

The following provides a general description of the facility, describes the applicable limits on sound, summarizes sound levels measured at a representative location atop an existing noise barrier fence on the Firestone property nearest bay doors at the rear of the facility, and estimates highest tool sound levels at the Firestone property line for conditions with rear doors open and closed.

Applicable Noise Limits

A. *Town of Newington, Connecticut*

The Newington noise ordinance is contained in Chapter 291 of the Town Code. § 291-6 Noise levels. Its limits apply at the emitter property line and depend upon its zoning classification and that of the adjacent receptor properties. In the case of adjacent residential receptors, limits differ for daytime and nighttime periods. Newington limits are in Table 1 of this report. Those specifically relevant to the Firestone Store are circled. As the operating hours of the Firestone Retail Store are to be within the Newington daytime hours, the limit on tool sound at the nearest residentially zoned property is 55 dBA.

Zone in Which Emitter is Located	Zone in Which Receptor is Located			
	Industrial (dBA)	Business (dBA)	Residential Daytime Hours (dBA)	Residential Nighttime Hours (dBA)
Industrial	70	66	61	51
Business	62	62	55	45
Residential	62	55	55	45

Note: Daytime hours are those between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours between 9:00 a.m. and 10:00 p.m. on Sunday.

Figure 1. Town of Newington, CT Chapter 291 Noise Limits

B. *State of Connecticut Department of Energy and Environmental Protection (DEEP) Noise Regulation*

DEEP Regulations for the Control of Noise (§ 22a-69) (the DEEP regulation) limits noise on the basis of both emitter and receptor land use classifications. These limits are provided in Table 2 below.

Emitter Class	Receptor Class			
	C	B	A/Day	A/Night
C	70 dBA	66 dBA	61 dBA	51 dBA
B	62 dBA	62 dBA	55 dBA	45 dBA
A	62 dBA	55 dBA	55 dBA	45 dBA

Table 2. A-weighted Sound Level Limits
Connecticut Regulations for the Control of Noise (§ 22a-69-3.5)

In the above table, day is defined as the time interval 7:00 AM to 10:00 PM. Night is defined as the time interval 10:00 PM to 7:00 AM. Noise Zone Classifications are based on the actual use of the land and do

not rely on local zoning. Where multiple land uses exist on the same property, the least restrictive limits apply.

- **Class A** noise zone is land generally designated for residential use or areas where serenity and tranquility are essential to the intended use.
- **Class B** noise zone includes land uses generally of a commercial nature. Note that in this regulation the adjacent school property is considered a Class B noise zone.
- **Class C** noise zone includes land uses generally of an industrial nature.

Facility Site

Figure 1 presents the Firestone Retail Store building and site plan overlaid on an aerial photograph. The facility is accessed from the Berlin Turnpike. The building is divided into three parts. The southern most part is customer waiting and service; the center is the automobile service area for ten vehicles; the northern most part are office and inventory areas. The center service area can accommodate ten vehicles, and is built with five bay doors at the front (east side) of the building and five at the rear. Services include tire replacement and repair, brake servicing, and other vehicle maintenance. Nearest existing residences, or buildings potentially to be used as a residence are to the west and northwest of the facility.

Figure 1. Aerial photo showing the facility location
Firestone Retail Store, Newington, CT

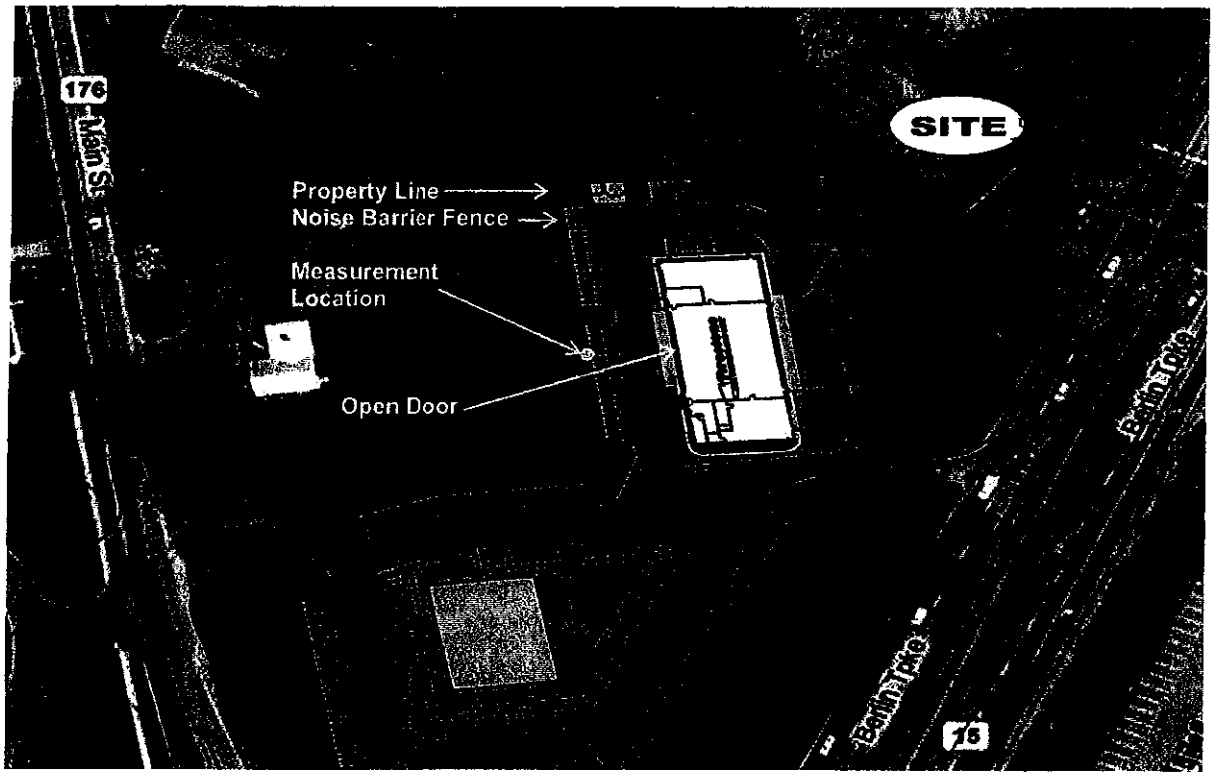
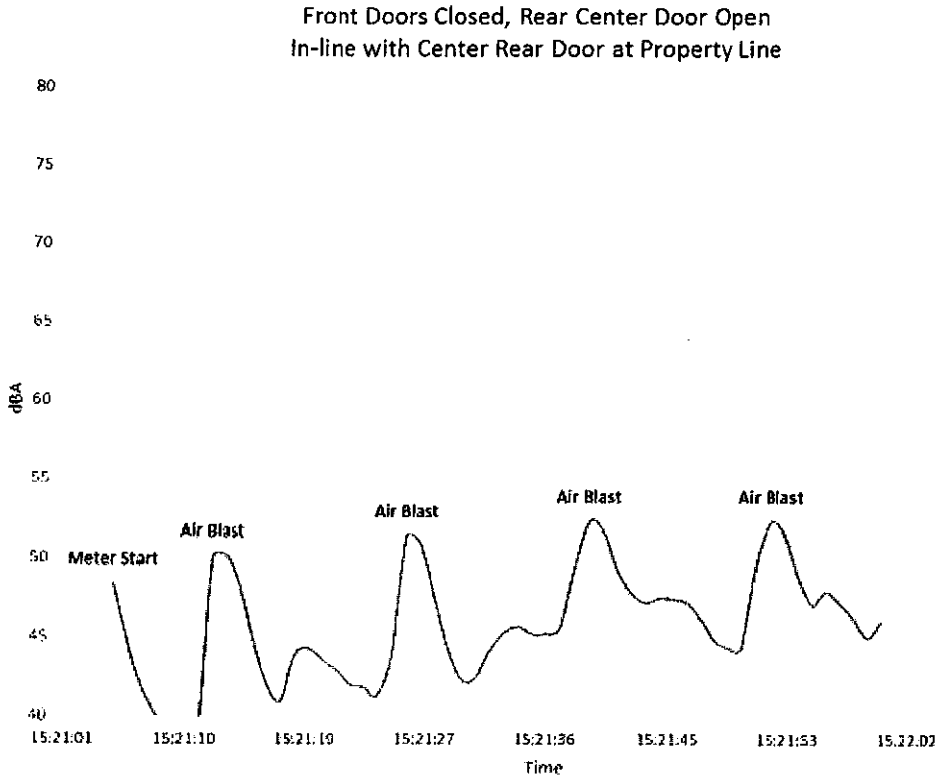


Figure 1 also shows the location of a noise barrier fence and a sound measurement location at the fence line where the microphone was located two feet above the top edge of the fence. The figure also

identifies the general location of the center door of the five at the rear of the building. The sound measurement location was selected as it is the closest fence line location to the building rear center door. Tools operated inside the building were measured at the location shown for conditions of the building rear center door open and closed. The Firestone Retail Store property line is also shown and is approximately six feet behind the noise barrier fence.

Tool sound levels were measured at a location two feet above the fence and determined at the Newington noise ordinance compliance location, i.e. at the property line, 5 feet above ground level. Direct measurement of most tool sound at the compliance location was not possible, because most tool sound levels were too low to measure without interference from background sound produced by traffic on area roads. The only exception to this was short-duration air blast sound produced by the tire machine. The tire machine was pulsed to produce an air blast much like what occurs during bead seating. The measured sound level ranged between 50 and 53 dBA at the property line adjusted for one rear door open, and is approximately 10 dBA above the background produced by area traffic. These data are shown in Figure 2.

Figure 2. Tire machine air blast as measured at the property line
opposite the building center
Firestone Retail Store, Newington, Connecticut



Sound Measurements

Sound levels were measured at the location shown in Figure 1 on Thursday, August 6, 2015 during mid-day hours. A-weight slow sound level meter response maximum sound levels (L_{ASmax}) produced by tools were measured with all building rear doors closed and with one building rear door open. Measurements were completed for all tools operating inside the vehicle service area. Sound levels were measured using a Bruel & Kjaer 2250 sound level analyzer outfitted with a windscreen and mounted on a tripod straddling the top of the fence. This instrument and its use conforms to IEC 61672 for Class 1 precision sound measurement instrumentation. Tools used are of the type expected to be used in the facility once it opens for business.

A summary of the sound levels measured at the location shown in Figure 1, two feet above the top edge of the fence directly opposite the open building rear center door is presented in Table 3. All other rear doors and all front doors were closed during these measurements.

Table 3. Sound levels measured two feet above the top edge of the fence directly opposite the open building rear center door
Firestone Retail Store, Newington, Connecticut

Test Date	**6-Aug-15**	
Measurement Location	**M1**	**2 ft above sound barrier fence across from Door 3**
Door Open	**3**	

	LASmax [dBA]		
Tool/Operation	**Lowest**	**Highest**	**Comment**
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	57	59	
Lugs On	57	60	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate		63	
Tire Dismount		55	
Tire Mount		56	
Bead Set		69	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	65	66	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	61	61	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	68	70	General use, infrequent
Air Ratchet--Ingersol Rand Model 107SPA			
Brake Caliper Removed	62	62	
Brake Caliper Installed	60	62	
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	58	66	Tested, but not to be used.
Lugs On	60	66	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	54	56	Tested, but not to be used.
Lugs On	55	57	Insufficient power. Short battery life.

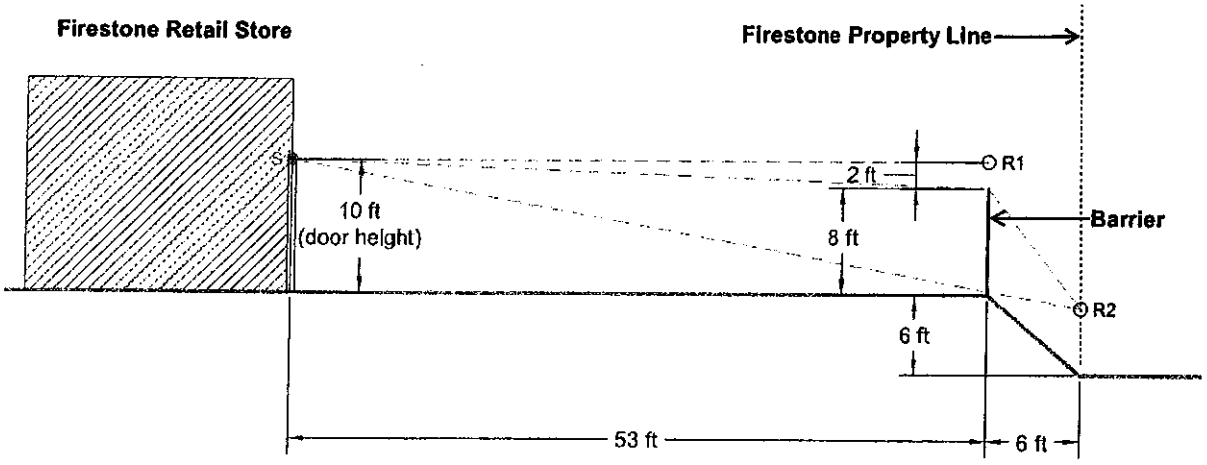
Table 3 also indicates the tools and tool models used for sound level testing. All tools are anticipated to be used for retail services except for the conventional (noisier) air and battery impact wrenches. The vehicle where tool use was employed for sound measurement purposes was situated in the front middle bay.

In previous testimony, estimates of tool sound at the property line were based on data collected without the sound mitigation provided by the partially closed building, i.e. the building with one door open and tools being used on vehicles in other bays. By direct testing of sound, as has been done here and presented in Table 3, effects of distance spreading, atmospheric absorption, partial screening by the building were able to be included. Measurements of tool sound are representative of sound produced by all tools expected to be used at the new facility. I have been advised by Store Management that tool use will be prohibited by outside the building.

Property Line Sound Levels

Newington Chapter 291 noise limits are measured at the property line, which is shielded by the existing noise barrier fence. Sound levels at the property line were not measureable because background sound produced by area road traffic obscured tool sound, even with the building rear center door open. Figure 3 is a section showing the juxtaposition of the building, the noise barrier fence, the measurement location at the fence (R1 in Figure 3), the property line, and the property line location (R2 in Figure 3, which is at the property line and 5 feet above the ground) where Store tool sound must comply with the Newington noise ordinance limits.

Figure 3. Section through the building rear center door and measurement location
Firestone Retail Store, Newington, Connecticut



R1 - Measurement location 2 feet above top of noise barrier fence
R2 - Newington Sec 291 Noise Limit (55 dBA day) compliance location at property line.

Using Cadna, the sound level reduction provided by the noise barrier fence was estimated to be as high as 24 dBA for noisiest tool sounds dominated by mid- and high-frequency energy produced by air blow-offs. Cadna/A is a computer program that implements the data and modeling techniques of ISO 9613-1

and ISO 9613-2 to estimate sound levels at community receptor locations. Despite this high estimate of noise reduction, I have decided to use a conservatively low 15-dBA noise reduction to determine property line sound levels. The lower noise reduction has been used to account for scattering of sound from deciduous foliage near to and on the receptor side of the barrier. Scattering of sound can reduce barrier attenuation otherwise obtainable in a flat field not having trees near to and above the barrier top edge.

Table 4 summarizes tool sound estimated at the property line compliance location. It can be seen from data in Table 4 that the sound produced by all tools at the compliance location are within the Newington Chapter 291 sound level limits as the facility is currently built when one rear is door open.

Table 4. Sound levels estimated at the property line location directly opposite the open building rear center door based on sound levels measured two feet above the fence top edge
Firestone Retail Store, Newington, Connecticut

Property Line			
Compliance Location	**PL1**		
Door Open	**3**		
Noise Barrier Fence Atten.	**-15**		
	LASmax [dBA]		
Tool/Operation	**Lowest**	**Highest**	**Comment**
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	42	44	
Lugs On	42	45	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate		48	
Tire Dismount		40	
Tire Mount		41	
Bead Set		54	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	50	51	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	46	46	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	53	55	General use, infrequent
Air Ratchet--Ingersol Rand Model 107SPA			
Brake Caliper Removed	47	47	
Brake Caliper Installed	45	47	
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	43	51	Tested, but not to be used.
Lugs On	45	51	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	39	41	Tested, but not to be used.
Lugs On	40	42	Insufficient power. Short battery life.

Sound Levels with All Rear Doors Closed

Most of the concern has been for sound transmitted to the property line with one building rear door open while a vehicle enters or leaves the building. Tool sound levels produced with all rear doors closed has also been tested. These data are summarized in Table 5. As noted in Table 5, most often tool sound was not audible, the only exceptions being the air blast sound during tire machine bead seating and during the use of conventional air impact wrenches, which will not be used in the Firestone Retail Store. Instead, quieter Aircat Model 1000-2-TH impact wrench will be used. The 59-dBA air blow-off sound during bead seating corresponds to a compliance location, i.e. property line location, sound level of 49 dBA, within the Newington 55-dBA daytime limit.

Table 5. Sound levels measured two feet above the top edge of the fence directly opposite the closed building rear center door
Firestone Retail Store, Newington, Connecticut

Test Date	6-Aug-15		
Measurement Location	M1		2 ft above sound barrier fence across from Door 3
Door Open	3		
	LASmax [dBA]		
Tool/Operation	**Lowest**	**Highest**	**Comment**
Quiet Impact Wrench--Aircat Model 1000-2-TH			
Lugs Off	Inaud.	Inaud.	
Lugs On	Inaud.	Inaud.	
Tire Machine--Coats Model 70X-AH-L			
Tire Deflate	Inaud.	Inaud.	
Tire Dismount	Inaud.	Inaud.	
Tire Mount	Inaud.	Inaud.	
Bead Set		59	
Air Chisel--Cornwell Model CAT 3250AHMV			
Remove Stuck Part	Inaud.	Inaud.	General use, infrequent
Air Drill--Ingersol Rand Model 7803 RA			
Drilling hole	Inaud.	Inaud.	General use, infrequent
Air Grinder--Cornwell CAT-520			
Grinding parts	Inaud.	Inaud.	General use, infrequent
Air Ratchet--Ingtersol Rand Model 107SPA			
Brake Caliper Removed	N/A	N/A	Estimated not to exceed 52 dBA
Brake Caliper Installed	N/A	N/A	Estimated not to exceed 52 dBA
Conventional Air Impact Wrench--Ingersol Rand Model 2135 T Max			
Lugs Off	51	53	Tested, but not to be used.
Lugs On	52	53	
Battery Impact Wrench--AC Delco Model ARI 2060 (18 v)			
Lugs Off	N/A	N/A	Estimated not to exceed 46 dBA
Lugs On	N/A	N/A	Estimated not to exceed 47 dBA

Multiple Tools Operating

There will be times when more than one tool will operate simultaneously. The probability of two tools operating simultaneously would be more frequent than three operating simultaneously, would, correspondingly, be more frequent than four operating simultaneously, and so on. Depending on which of the countless number of combinations of tools operating, the amount by which the total sound level exceeds the sound produced by the loudest tool of the group operating on its own will vary.

As an example of a practical upper limit to sound that could be produced by multiple tools operating by chance, assume that the tire machine bead set air blast of 54 dBA with one door open at the property line were to occur when five quiet technology impact wrenches are being used, the total sound pressure level at the property line would still only be 55 dBA.

Though sound produced by no tools operating in the service area with one building rear door open exceeds the Newington Noise Ordinance at the property line, we have explored possible situations when a rear door would be open and multiple tools could be operating. For example, were the air grinder at 54 dBA at the compliance location to be used when the tire machine bead seat air blast of 54 dBA occurs, and were five air wrenches to be also in use at the same time, the total could be as high as 58 dBA, three decibels over the Newington limit. Accordingly, I have determined that it would be prudent to institute a Noise Mitigation Plan as ordered by the Court. The Noise Mitigation Plan eliminates bead seating while a rear door is open thus reducing total sound levels in this example to 55 dBA.

Noise Mitigation Plan

To guard against possible conditions, even for only for a brief moment, when sound levels produced by multiple tools operating simultaneously could exceed the Newington property line limit of 55 dBA, the following noise mitigation methods should be employed:

1. *Aircat Quiet Technology*
   Use quiet impact wrenches in lieu of conventional impact wrenches. The plan to use these is in place and is important for maintaining compliance.

2. *Seal Undercut in Site Noise Barrier Fence*
   The existing noise barrier fence has an approximate 2-inch undercut. The sound reduction performance of the noise barrier fence can be improved by closing-off this undercut with an additional fence rail attached to the backside of the fence frame. This will increase the barrier sound attenuation from 15 dBA currently to 16 dBA or higher.

3. *Close the Gap in the Noise Barrier Fence*

   There is a gap in the property line noise barrier fence at the Bielitz property line, in the area behind the Firestone trash corral. Continue the noise barrier fence to close this fence opening.

4. *Tire Machine*
   Install a warning light at the tire machine to notify the machine operator when a rear door is open and that the tire bead seating operation is not permitted at that time.

5. *Door Lock-out Kill Switch*
   To avoid more than one rear door being open at the same time, install an electronic door lock system that permits only one door to be open at any one time to permit vehicle entry and exist.

Conclusions

The sound produced by tools in the recently completed Firestone Retail Store, as it is currently built, will meet the limits of the Newington Chapter 291 Noise Ordinance and applicable State Regulations when

one building rear door is opened for vehicles entering or leaving the service area. However, though rare, there are occasions when multiple tools operating might cause property line sound levels to slightly exceed the 55-dBA daytime limit momentarily. Accordingly, a Noise Mitigation Plan has been developed that will reduce sound by the noisiest frequently used equipment item, i.e. the tire machine to prevent this occurance. With the Noise Mitigation Plan implemented, sound levels under all circumstances will meet the Newington Chapter 291 Noise Ordinance limits.

* * *

If we can provide any further information, please do not hesitate to contact us. Thank you.
Yours sincerely,
CAVANAUGH TOCCI ASSOCIATES, INC.

Gregory C. Tocci, *Sr. Principal Consultant*

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Site Plans

Issued for: **Local Approvals**

Date Issued: November 26, 2012

Latest Issue: February 18, 2020

Proposed Firestone Complete Auto Care

2903 Berlin Turnpike
Newington, Connecticut

Sheet Index

Number	Drawing Title	Latest Issue
C-1	Legend and General Notes	5/8/2013
C-3	Layout and Materials Plan	2/18/2020
C-4	Grading and Drainage Plan	2/18/2020
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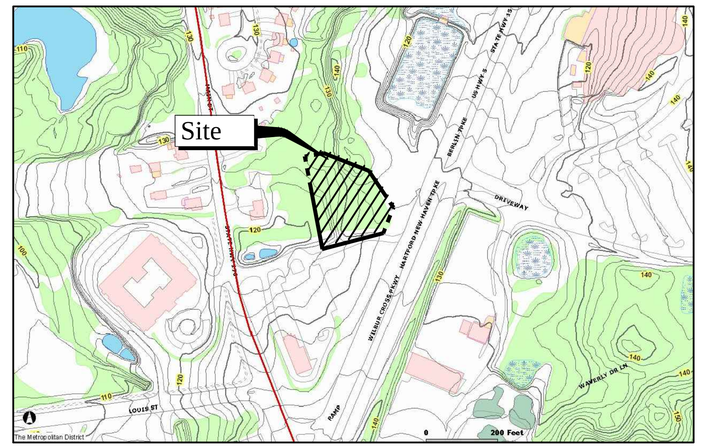
C-8	Site Detail 2	5/8/2013
C-9	Site Detail 3	5/8/2013
C-10	Site Detail 4	5/8/2013
C-11	Site Detail 5	5/8/2013

Reference Drawings

Number	Drawing Title	Latest Issue
SLP-1	Site Location Plan	2/18/2020
FT-1	Fire Truck Turning Plan	2/18/2020
L-1	Planting Plan	2/18/2020
L-2	Planting Details	5/8/2013
EP-1	Electrical Photometric Plan	2/18/2020
Sv-1	Property Survey	10/5/2012
Sv-2	Topographic Survey	10/5/2012
Ea-1	Easement Plan for Access/Egress & Utilities	5/8/2013
PA4	Exterior Elevations & Details	9/20/2012
AB-1	Property Survey & Topographic Survey	2/18/2020



Site Location Map

0 100 200 Feet

Property Owners

Owner/Applicant:
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3000 Internet Blvd., Suite 570
Frisco, Texas 75034
Phone (214) 872-4091 - Fax (214) 872-4001

Parcel ID #: A1000010
Map: 23 Block: 142 Lot: 00C

Architectural Consultant:
CASCO Corporation
10877 Watson Road
St. Louis, MO 63127
Phone: (314) 821-1100

Lighting Consultant:
Engineering Advantage, Inc.
2 Park Street
Boston, MA 02122
Phone: (617) 288-3969

Geotechincal Consultant
FES Group
772 30th Avenue North
St. Petersburg, Florida 33704
Ph 727.576.2000 · Fax 727.576.2022

VHB

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Transportation
Land Development
Environmental Services

54 Tuttle Place
Middletown, Connecticut 06457
860.632.1500 • FAX 860.632.7879

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB Project No. 41671.00
2903 Berling Turnpike, Newington, CT
Issued for: Local Approvals 2/18/2020

J:\41671.00\CAD\LD\PLANSET\41671.00 - CV

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP		EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		RIPRAP
		CONSTRUCTION ENTRANCE
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW×	45.0 TW 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		DOUBLE CATCH BASIN
		GUTTER INLET
D		DRAIN MANHOLE
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
Matchline		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
OCS	OUTLET CONTROL STRUCTURE
OWS	OIL/WATER SEPERATOR
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE
WQU	WATER QUALITY UNIT

Notes:

General

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1–800–922–4455) AT LEAST 72 HOURS BEFORE EXCAVATING. ALL UTILITY LOCATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS–OF–WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS–OF–WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE DUCTILE IRON PIPE (DIP). 2–INCH DIAMETER OR LESS SHALL BE TYPE K COPPER.
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR MEETING THE REQUIREMENTS OF ASTM 3034, RATED SDR 35.
   D. ROOF DRAIN PIPES SHALL BE POLYVINYL CHLORIDE (PVC) MEETING THE REQUIREMENTS OF ASTM 3034, RATED SDR 35.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC., DURING NOVEMBER 2007 AND UPDATED DURING SEPTEMBER 2010.
   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY DEAN GUSTAFSON, A CONNECTICUT REGISTERED PROFESSIONAL SOIL SCIENTIST WITH APT ON MAY 10, 2012.
   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY VHB, INC. BY FIELD SURVEY.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM REPORT OF GEOTECHNICAL EXPLORATIONS PREPARED BY FES GROUP, L.L.C.; DATED SEPTEMBER 17, 2010.

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: ____________

DATE: ____________

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: ____________

DATE: ____________

VHB

Vanasse Hangen Brustlin, Inc.

Firestone since 1926 COMPLETE AUTO CARE™

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

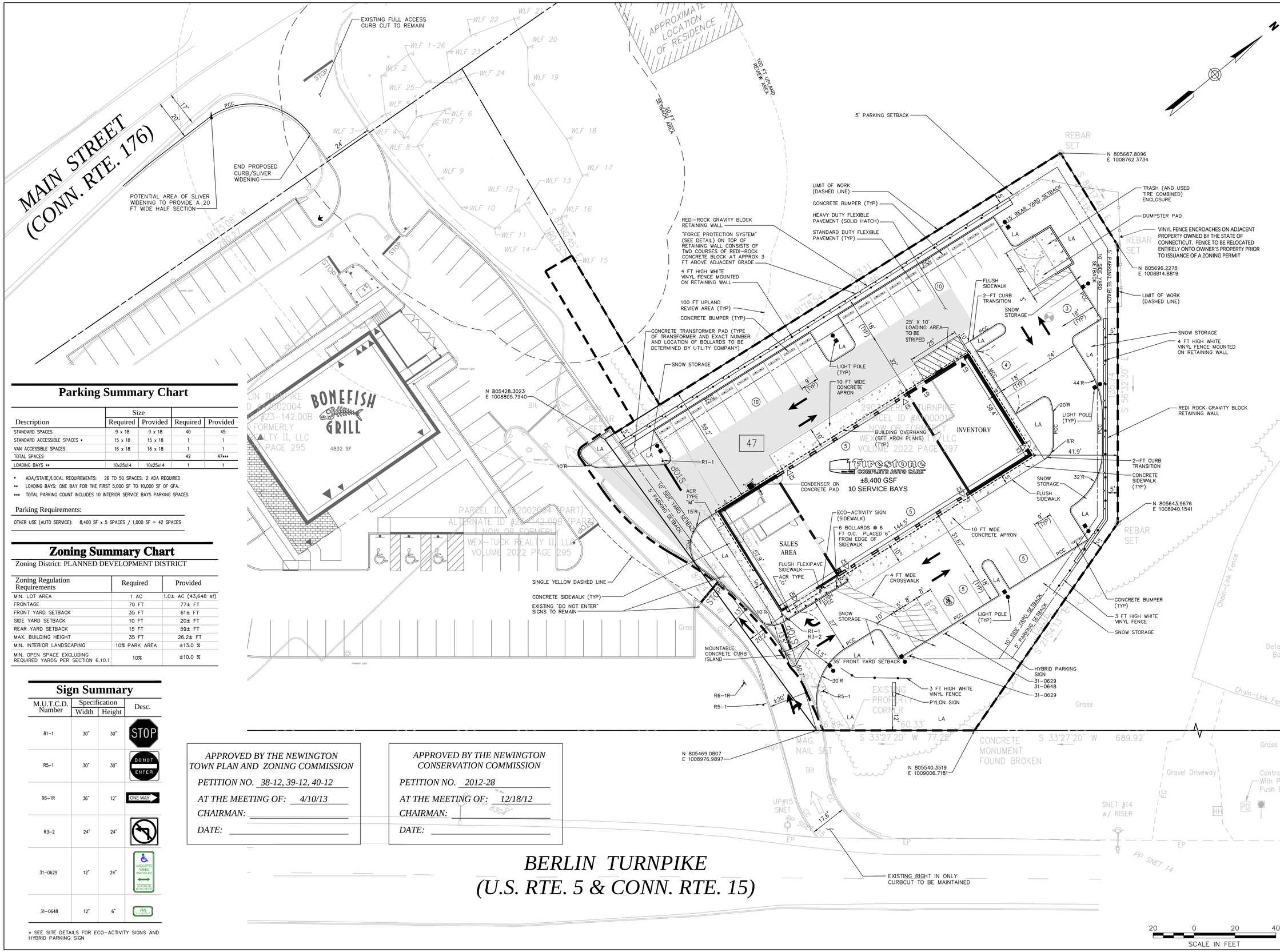
FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	
PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13

SHEET TITLE:
LEGEND AND GENERAL NOTES

SHEET NUMBER:
C-1



Parking Summary Chart

Description	Size Required	Size Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	40	45
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	1	1
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	1
TOTAL SPACES			42	47***
LOADING BAYS **	10x25x14	10x25x14	1	1

* ADA/STATE/LOCAL REQUIREMENTS: 26 TO 50 SPACES: 2 ADA REQUIRED

** LOADING BAYS: ONE BAY FOR THE FIRST 5,000 SF TO 10,000 SF OF GFA.

*** TOTAL PARKING COUNT INCLUDES 10 INTERIOR SERVICE BAYS PARKING SPACES.

Parking Requirements:

OTHER USE (AUTO SERVICE): 8,400 SF x 5 SPACES / 1,000 SF = 42 SPACES

Zoning Summary Chart

Zoning District: PLANNED DEVELOPMENT DISTRICT

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	1 AC	1.0± AC (43,648 sf)
FRONTAGE	70 FT	77± FT
FRONT YARD SETBACK	35 FT	61± FT
SIDE YARD SETBACK	10 FT	20± FT
REAR YARD SETBACK	15 FT	59± FT
MAX. BUILDING HEIGHT	35 FT	26.2± FT
MIN. INTERIOR LANDSCAPING	10% PARK AREA	±13.0 %
MIN. OPEN SPACE EXCLUDING REQUIRED YARDS PER SECTION 6.10.1	10%	±10.0 %

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R6-1R	36"	12"	ONE WAY
R3-2	24"	24"	
31-0629	12"	24"	HANDICAPPED PARKING PERMIT REQUIRED
31-0648	12"	6"	VAN ACCESSIBLE

* SEE SITE DETAILS FOR ECO-ACTIVITY SIGNS AND HYBRID PARKING SIGN

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PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN:

DATE:

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PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN:

DATE:

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THIS DRAWING MAY NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BRIDGESTONE RETAIL OPERATIONS, LLC. ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
SAMUEL J. VITALIANO
22627
LICENSED PROFESSIONAL ENGINEER
3/20/2020

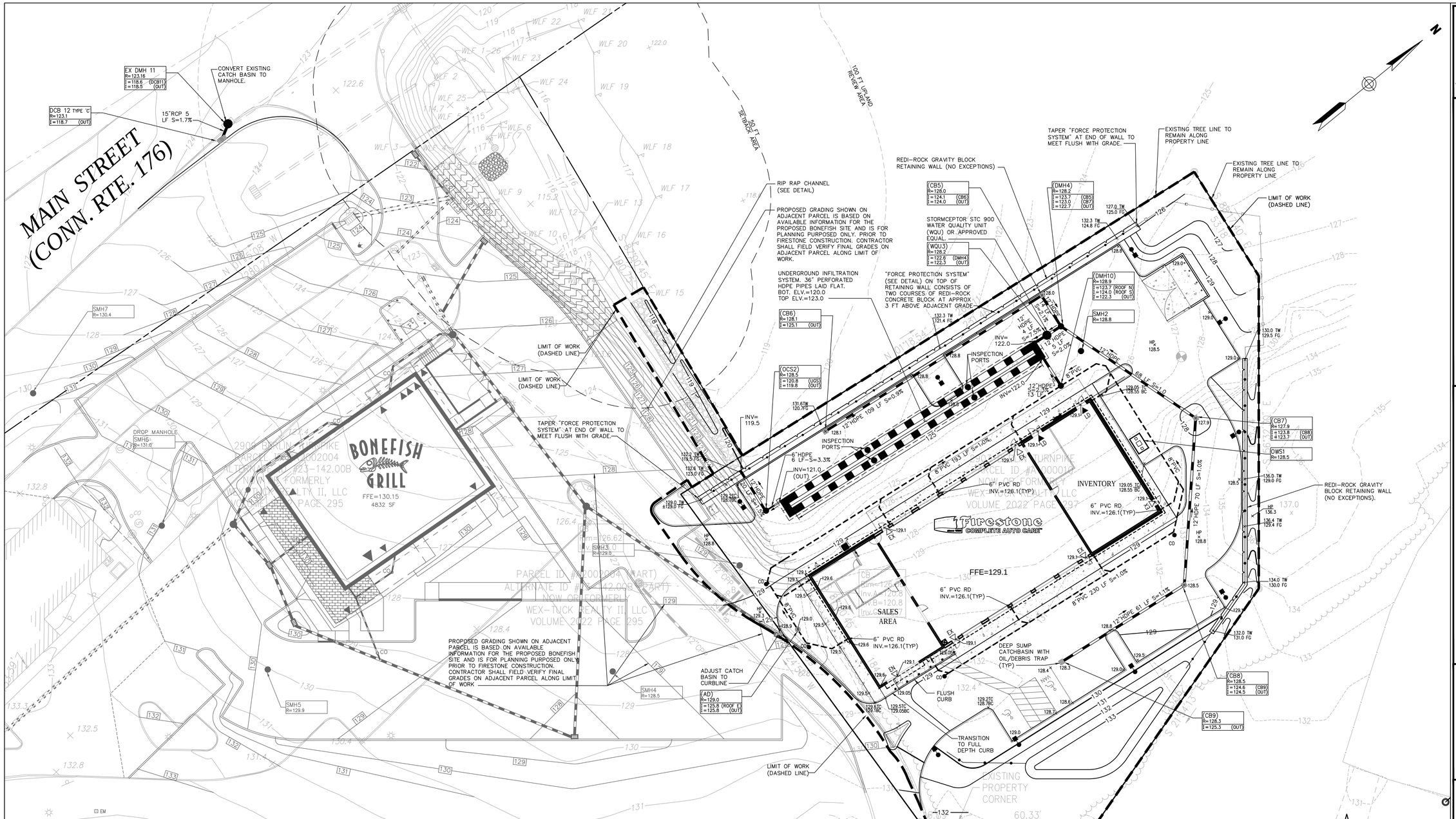
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER:	xxxxxx
LOCAL APPROVALS:	DATE: 11-26-12
TOWN COMMENTS:	DATE: 01-22-13
TOWN COMMENTS:	DATE: 04-19-13
TOWN COMMENTS:	DATE: 05-08-13
FENCE ADDED:	DATE: 02-18-20

SHEET TITLE:
LAYOUT AND MATERIALS PLAN

SHEET NUMBER:
C-3



APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION	APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. 38-12, 39-12, 40-12	PETITION NO. 2012-28
AT THE MEETING OF: 4/10/13	AT THE MEETING OF: 12/18/12
CHAIRMAN:	CHAIRMAN:
DATE:	DATE:

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSFERRED TO ANY OTHER PERSON OR ORGANIZATION WITHOUT WRITTEN ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

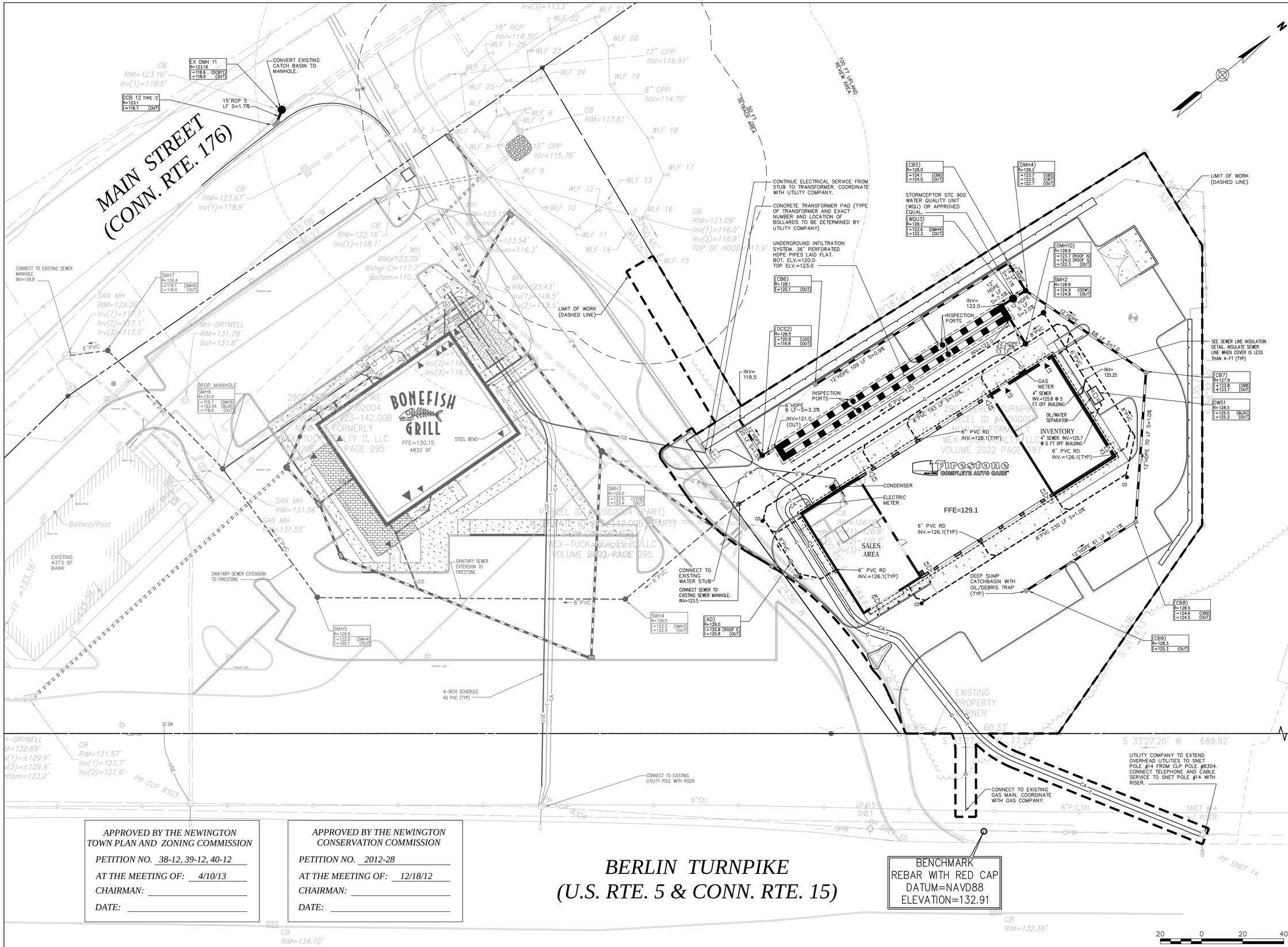
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER:		xxxxxx
LOCAL APPROVALS:	DATE:	11-26-12
TOWN COMMENTS:	DATE:	01-22-13
TOWN COMMENTS:	DATE:	04-19-13
TOWN COMMENTS:	DATE:	05-08-13
FENCE ADDED:	DATE:	02-18-20

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-4



APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB
Vanasse Hangen Brustlin, Inc.

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PROFESSIONAL ENGINEER
5/20/2020

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AOR PROJECT NUMBER:	xxxxxx
LOCAL APPROVALS:	DATE: 11-26-12
TOWN COMMENTS:	DATE: 01-22-13
TOWN COMMENTS:	DATE: 04-19-13
TOWN COMMENTS:	DATE: 05-08-13
FENCE ADDED:	DATE: 02-18-20

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-5

Site S&E Narrative:

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING AN APPROXIMATELY 8,400 S.F. WITH ASSOCIATED PARKING, DRIVEWAYS AND UNDERGROUND UTILITIES.
THE APPROXIMATELY 1.0 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT. APPROXIMATELY 1.0 ACRES WILL BE DISTURBED DURING CONSTRUCTION.
TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS, THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF.
THE EARTHWORK IS PLANNED TO START MARCH 2013 AND BE COMPLETED SEPTEMBER 2013.
THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
REFER TO THE DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Temporary Erosion and Sedimentation Control Maintenace (throughout construction)

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

THE SITECONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE UNDERSIDE OF HAY BALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION. CLEAN OUT SEDIMENT BASINS WHEN ACCUMULATION REACHES 12". SEDIMENT LEVELS SHALL BE MARKED WITHIN THE SEDIMENT STORAGE AREA BY STAKES. DO NOT ALLOW ACCUMULATED SEDIMENTS TO FLUSH INTO WETLAND AREAS.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

Construction Sequence

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF NEWINGTON WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
4. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
5. NOTIFY THE TOWN OF NEWINGTON AGENT, ZONING ENFORCEMENT OFFICER AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
7. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
8. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILTFENCE BARRIERS AND SILT SAC.
9. COMPLETE CLEARING AND GRUBBING.
10. ESTABLISH ROUGH GRADE ON THE SITE.
11. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SAC SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
12. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
13. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
15. LOAM AND SEED ALL DISTURBED AREAS.
16. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
17. INSTALL FINAL COURSE OF PAVEMENT.

Erosion and Sedimentation Control Tecniques

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SILT FENCING
IN AREAS WHERE HIGH RUNOFF VELOCITIES OR HIGH SEDIMENT LOADS ARE EXPECTED, HAY BALE BARRIERS WILL BE BACKED UP WITH SILT FENCING. THIS SEMI-PERMEABLE BARRIER MADE OF A SYNTHETIC POROUS FABRIC WILL PROVIDE ADDITIONAL PROTECTION. THE SILT FENCES AND HAY BALE BARRIER WILL BE REPLACED AS DETERMINED BY PERIODIC FIELD INSPECTIONS.

STRAW BALE BARRIERS
STRAW BALE BARRIERS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. BALES WILL BE SET AT LEAST FOUR INCHES INTO THE EXISTING GROUND TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. HAYBALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

Post Construction Stormwater Management

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES REGULAR PAVEMENT SWEEPING AT A MINIMUM 2 TIMES PER YEAR, CATCH BASIN CLEANING, AND MAINTENANCE AND CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS. CLEAN ALL CATCH BASINS AND STRUCTURES TWICE ANNUALLY TO REMOVE ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS OR AS NEEDED BASED ON USE.

DEEP SUMP CATCH BASINS WITH OIL/DEBRIS TRAPS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) AND OIL/DEBRIS TRAPS TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE CLEANED TWICE PER YEAR.

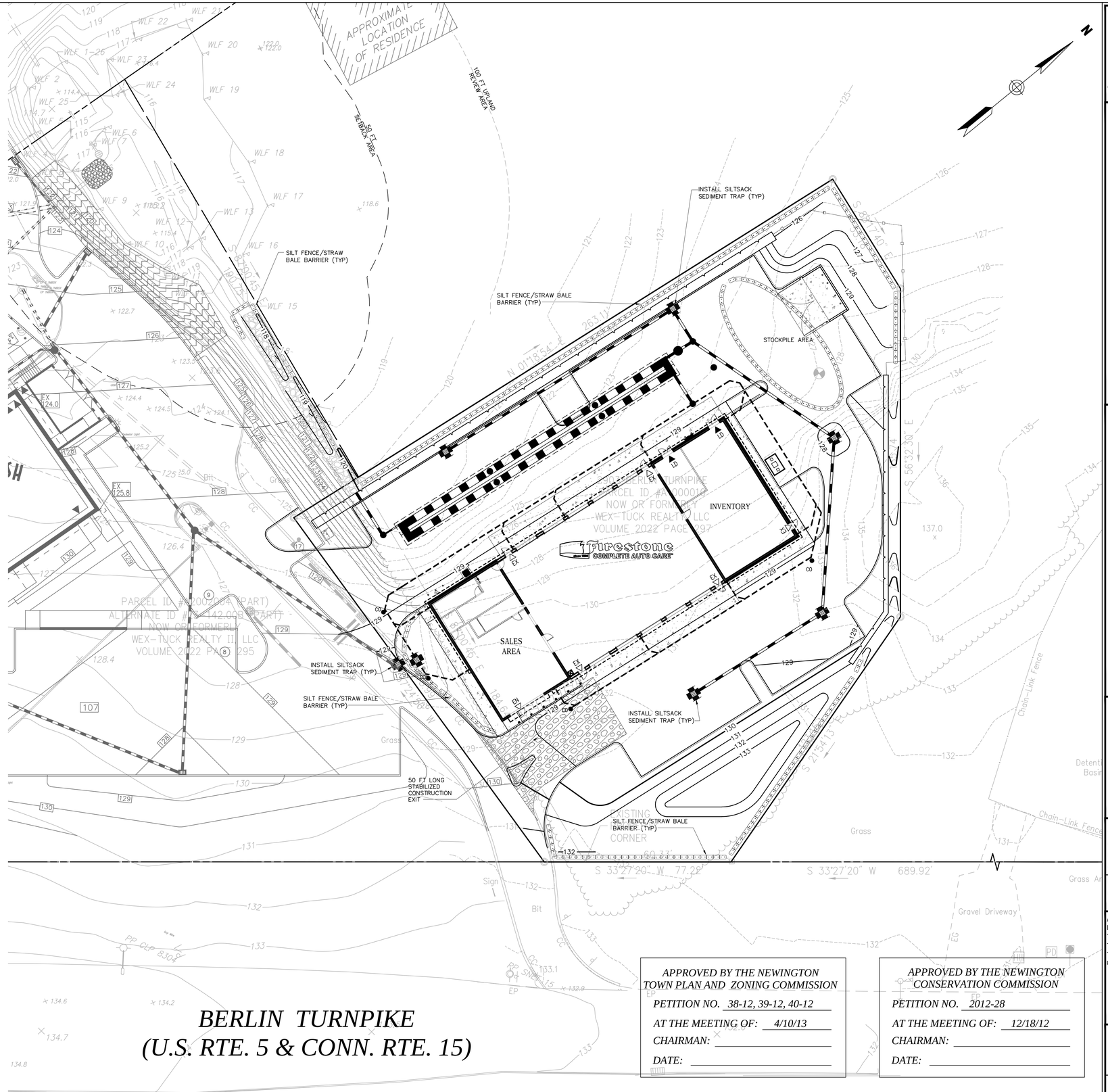
SUBSURFACE INFILTRATION SYSTEM
THE SUBSURFACE INFILTRATION SYSTEM IS AN UNDERGROUND INFILTRATION SYSTEM TO BE USED FOR SURFACE RUNOFF. INSPECT THE UNDERGROUND INFILTRATION SYSTEM ANNUALLY, IN THE SPRING. NECESSARY REPAIRS WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT
A HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT WILL BE USED TO TREAT STORMWATER BEFORE IT REACHES THE DISCHARGE POINT. THIS ALLOWS SUSPENDED SEDIMENTS TO BE REMOVED AND REDUCES SEDIMENTATION ACCUMULATION. INSPECT THE WATER QUALITY UNIT FOR ACCUMULATED SEDIMENT AND DEBRIS. NECESSARY SEDIMENT AND/OR DEBRIS REMOVAL WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

ALL E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL OF 0.5 INCHES IN 24 HOURS.

NOTE:
NO CONSTRUCTION OR INSTALLATION WORK SHALL BE PERFORMED ON THE SITE UNTIL THE TOWN ENGINEER HAS RECEIVED WRITTEN CERTIFICATION FROM A LICENSED SURVEYOR THAT NO CLEARING HAS BEEN PERFORMED EXCEPT AS SHOWN ON THE PLANS AND THAT ALL E&S MEASURES HAVE BEEN COMPLETED AS SHOWN ON THE PLANS.



APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION
PETITION NO. 38-12, 39-12, 40-12
AT THE MEETING OF: 4/10/13
CHAIRMAN:
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PETITION NO. 2012-28
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STATE OF CONNECTICUT
SAUL VITALIANO
22627
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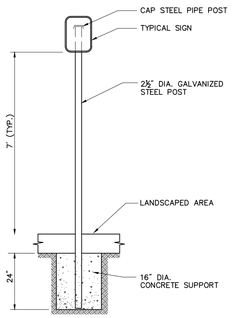
TOWN COMMENTS:	DATE: 05-08-13
FENCE ADDED:	DATE: 02-18-20

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

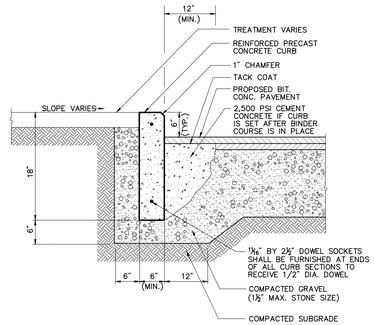
SHEET NUMBER:
C-6



Sign Post - Type 'A'

3/10

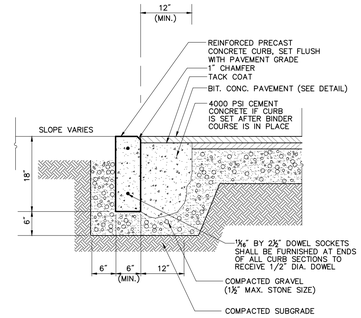
N.T.S. Source: VHB REV LD_701



Precast Concrete Curb (PCC)

6/08

N.T.S. Source: VHB LD_404

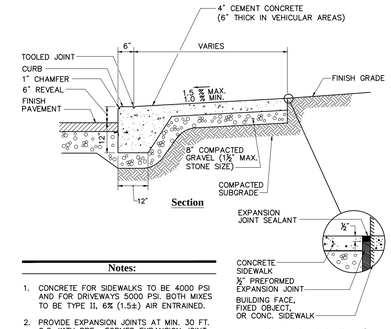


NOTE:
* THIS DETAIL IS TO BE USED FOR FLUSH PCC IN THE PARKING AREAS ADJACENT TO THE BIOFILTRATION BASINS ONLY.

Precast Concrete Curb (PCC) - FLUSH

12/11

N.T.S. Source: VHB LD_404



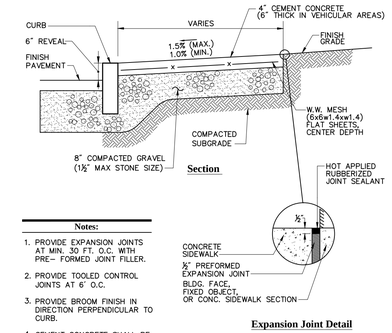
Notes:

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE– FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk

12/11

N.T.S. Source: VHB LD_421



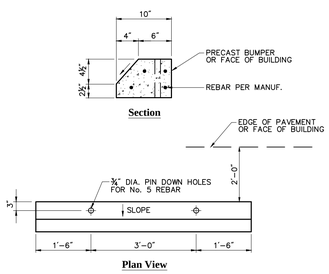
Notes:

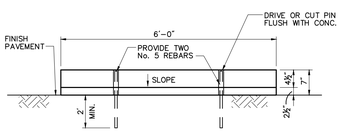
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE– FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI–TYPE II

Concrete Sidewalk

4/10

N.T.S. Source: VHB LD_420

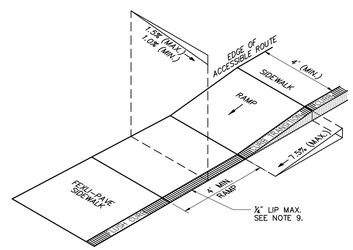




Concrete Bumper

6/08

N.T.S. Source: VHB LD_417



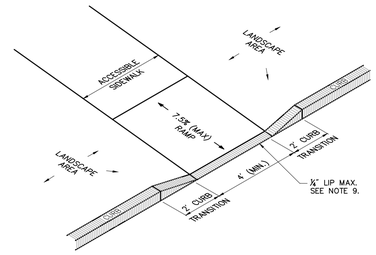
Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

Accessible Curb Ramp (ACR) Type 'G'

11/10

N.T.S. Source: VHB REV LD_506



Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
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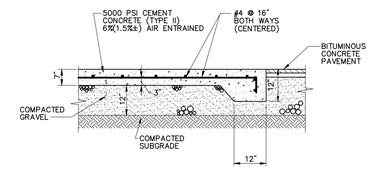
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

Accessible Curb Ramp (ACR) Type 'M'

11/10

N.T.S. Source: VHB LD_512



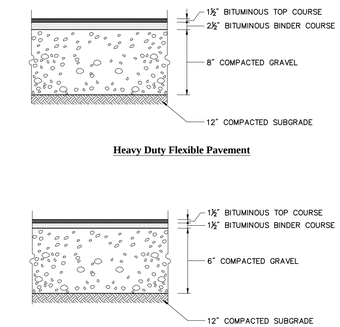
Notes:

1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Dumpster Pad

4/11

N.T.S. Source: VHB REV LD_710



Notes:

PAVEMENT SECTIONS BASED ON REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY FES GROUP DATED SEPTEMBER 17, 2010.

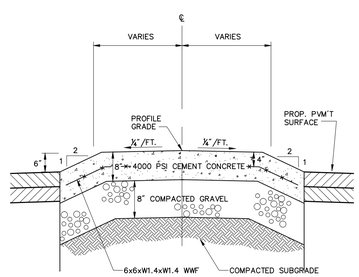
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

FINAL PAVEMENT SECTIONS TO BE DESIGNED BY GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

Bituminous Concrete Pavement Sections

6/08

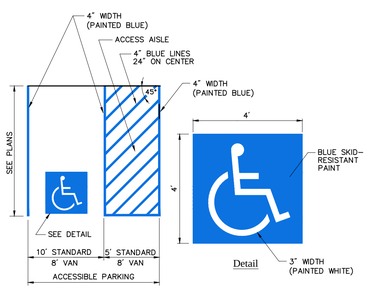
N.T.S. Source: FES Group REV LD_430



Mountable Concrete Curb Island

4/11

N.T.S. Source: VHB LD_440



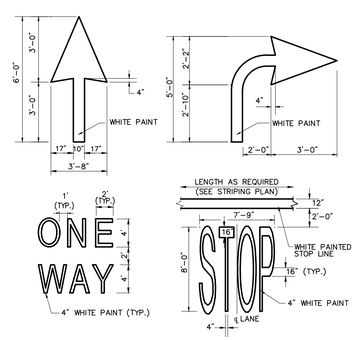
Notes:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. STALL WIDTH REFERS TO CLEAR DISTANCE BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space

11/10

N.T.S. Source: VHB REV LD_552



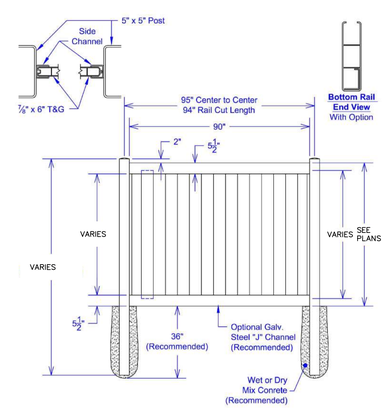
Notes:

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

6/08

N.T.S. Source: VHB LD_554



Material per 8' section.		
Qty	Item	Dimension
2	Rails	1-1/2" x 5-1/2" x 94"
2	Side Channel	1-1/4" x 60-1/2"
15	Planks	7/8" x 6" (T&G) x 64"

Vinyl Fence - (White, Not intended for dumpster enclosure)

N.T.S. Source: BY OTHERS

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BRIDGESTONE RETAIL OPERATIONS, LLC. ADMISSION TO THE EXCLUSIVE OWNERSHIP PLAND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2030

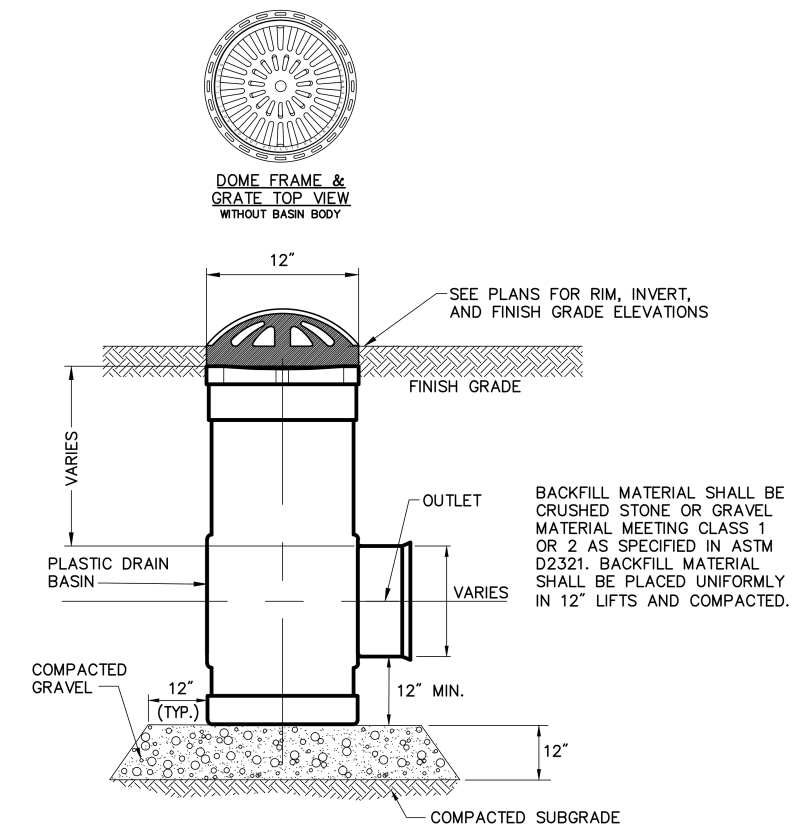
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13

SHEET TITLE:
SITE DETAILS 1

SHEET NUMBER:
C-7



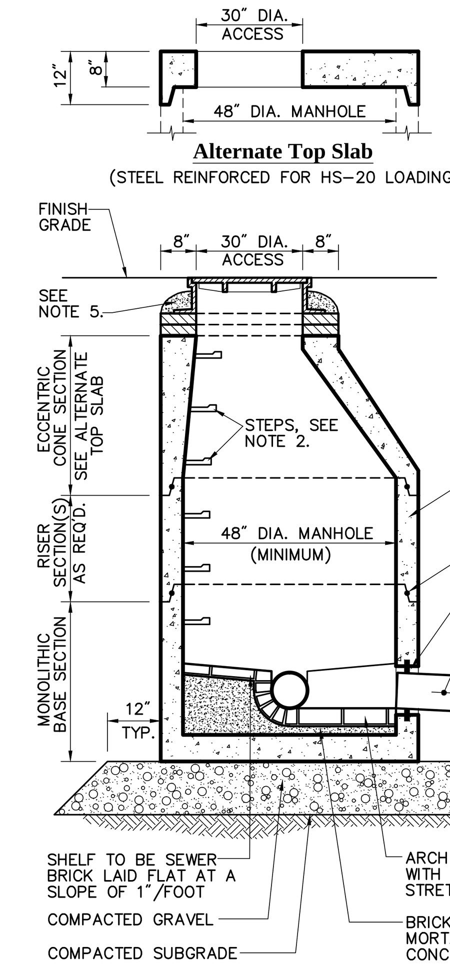
BACKFILL MATERIAL SHALL BE CRUSHED STONE OR GRAVEL MATERIAL MEETING CLASS 1 OR 2 AS SPECIFIED IN ASTM D2321. BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY IN 12" LIFTS AND COMPACTED.

NOTE: THE EXACT SIZE AND ORIENTATION OF EACH AREA DRAIN IS TO BE PROVIDED BY THE MANUFACTURER BASED ON DRAINAGE PIPE SIZE AND ORIENTATION. AREA DRAINS SHALL BE BY NYOPLAST OR APPROVED EQUAL.

Area Drain (AD)

3/04

N.T.S. Source: ADS



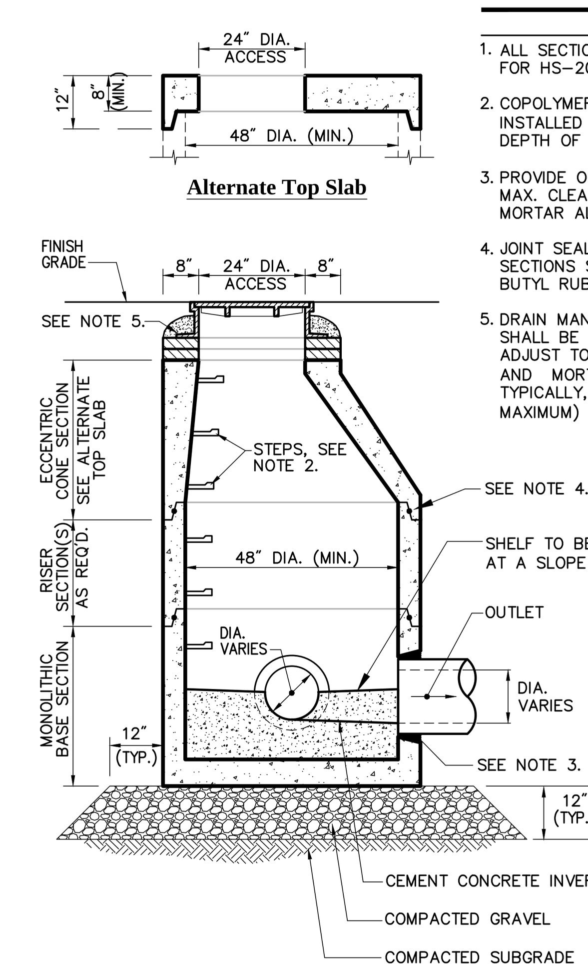
Notes:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

6/08

N.T.S. Source: VHB LD_200



Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

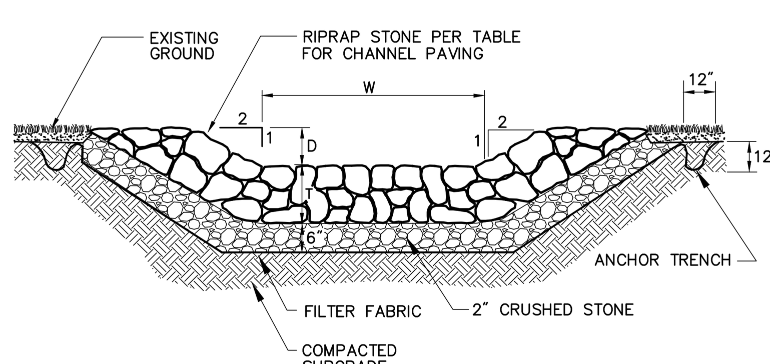
Drain Manhole (DMH)

6/08

N.T.S. Source: VHB LD_115

TABLE

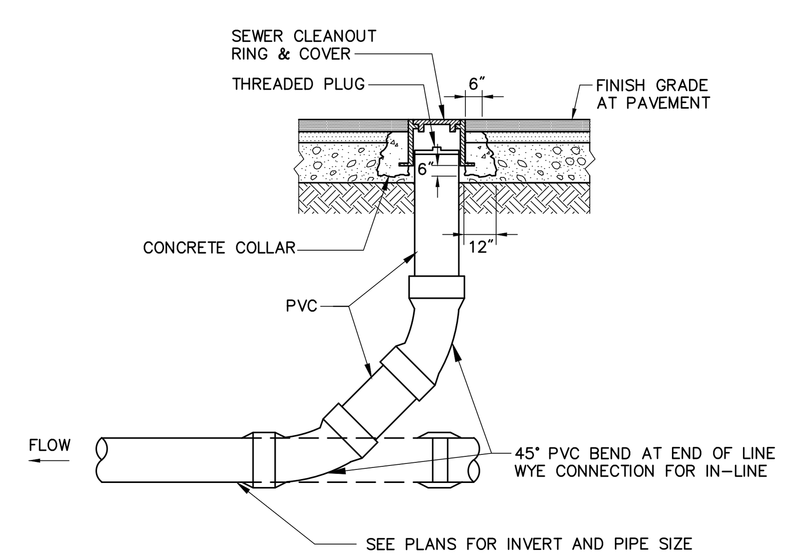
CHANNEL DESIGNATION	W	T	D	STONE DIA. (D_{50})
RR CHANNEL	36"	12"	12"	6"



Riprap Channel

6/08

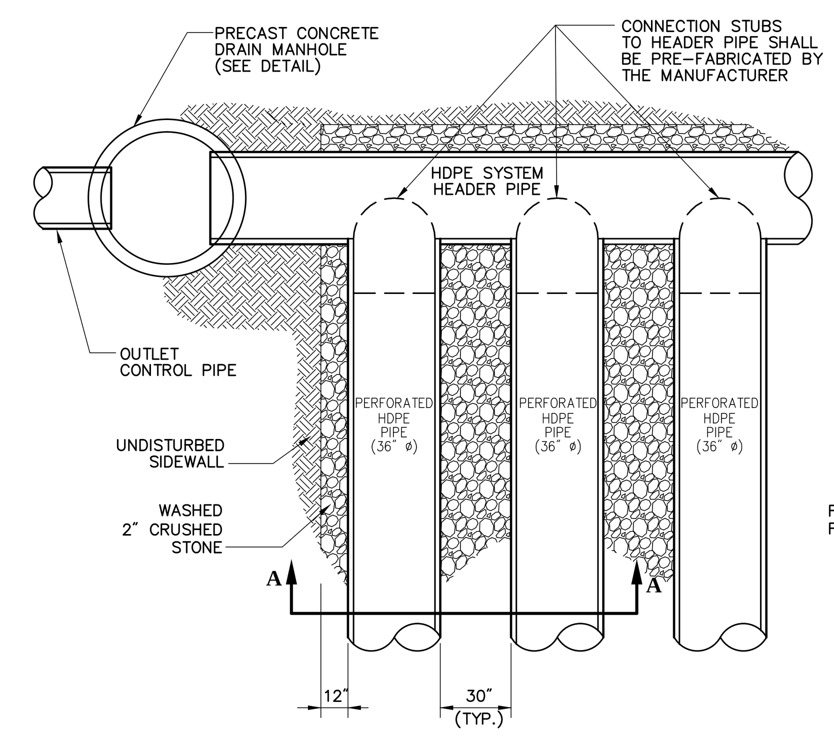
N.T.S. Source: VHB LD_170



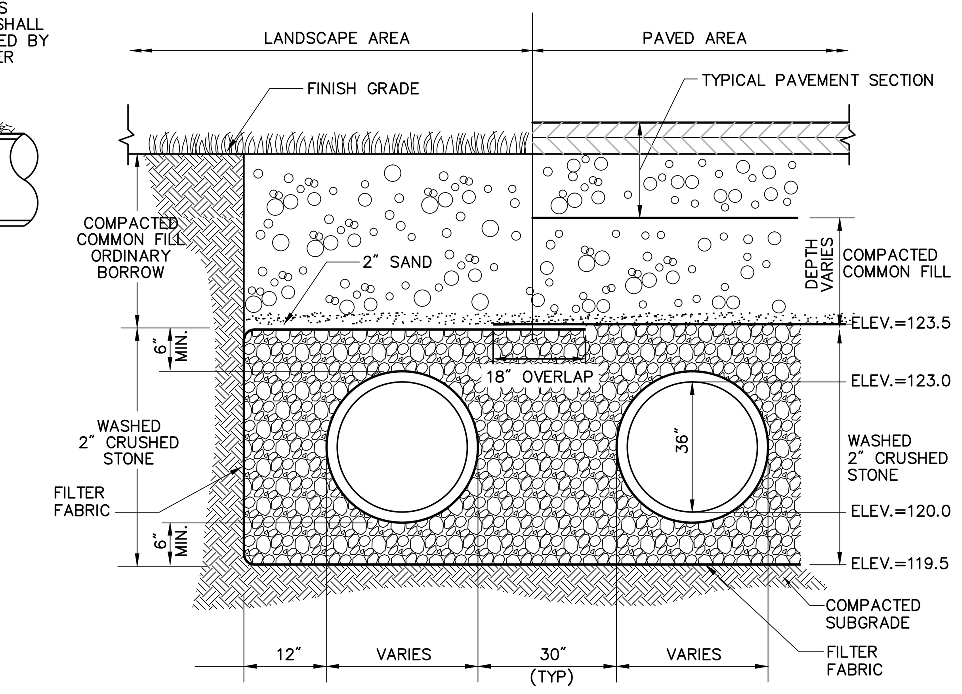
Cleanout - Paved Area

11/10

N.T.S. Source: VHB LD_303



Plan View



Section A-A

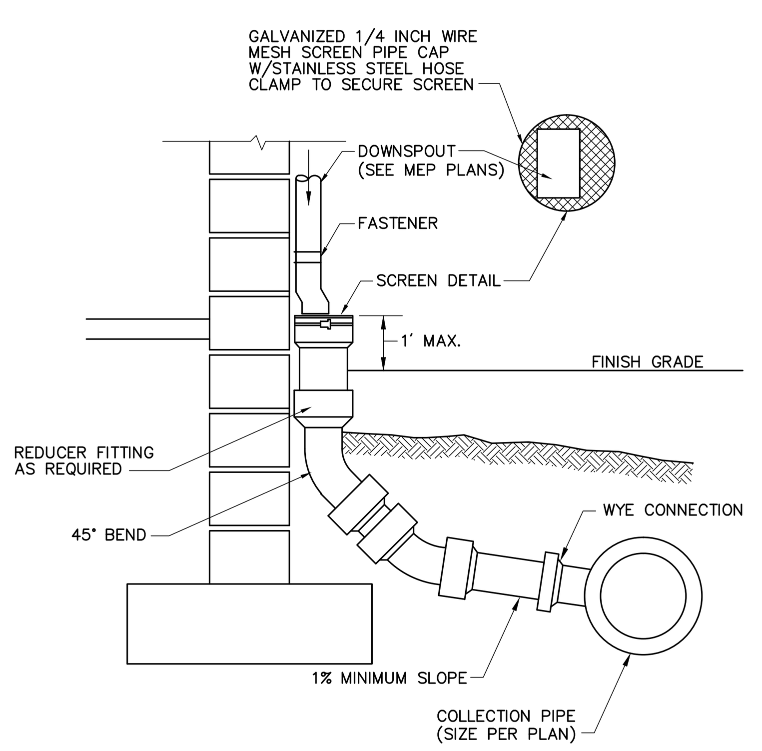
Notes:

PIPE SIZE AND CONFIGURATION TO BE SUPPLIED AS SPECIFIED ON SITE PLANS.

Underground Infiltration System

4/11

N.T.S. Source: VHB REV LD_183



Downspout Rain Leader Connection

6/08

N.T.S. Source: VHB REV LD_195

Table Of Dimensions

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 1/4°	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22 1/2°	"	19"	"	"	13"	6" 90°	"	30"	"	"	27"
8" 11 1/4°	"	20"	"	"	12"	8" 45°	"	30"	"	"	24"
8" 22 1/2°	"	22"	"	"	17"	8" 90°	"	38"	"	"	36"
12" 11 1/4°	"	30"	"	"	15"	12" 45°	"	40"	"	"	40"
12" 22 1/2°	"	35"	"	"	25"	12" 90°	"	60"	"	"	52"

Bends

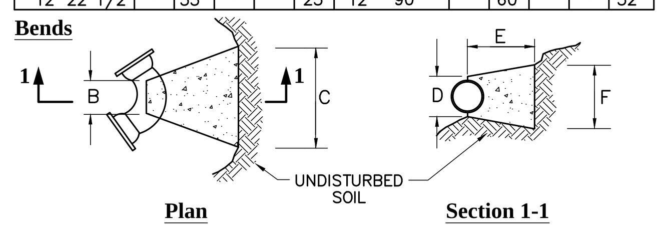
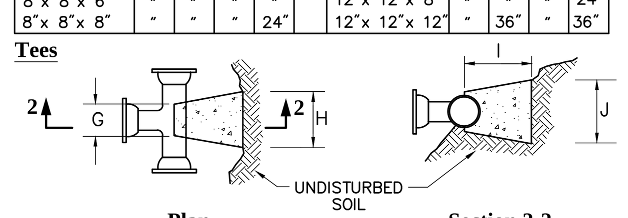


Table Of Dimensions

TEES	G	H	I	J		TEES	G	H	I	J
6"x 6"x 6"	12"	24"	24"	18"		12"x 12"x 6"	12"	24"	24"	18"
8"x 8"x 6"	"	"	"	"		12"x 12"x 8"	"	"	"	24"
8"x 8"x 8"	"	"	"	24"		12"x 12"x 12"	"	36"	"	36"

Tees



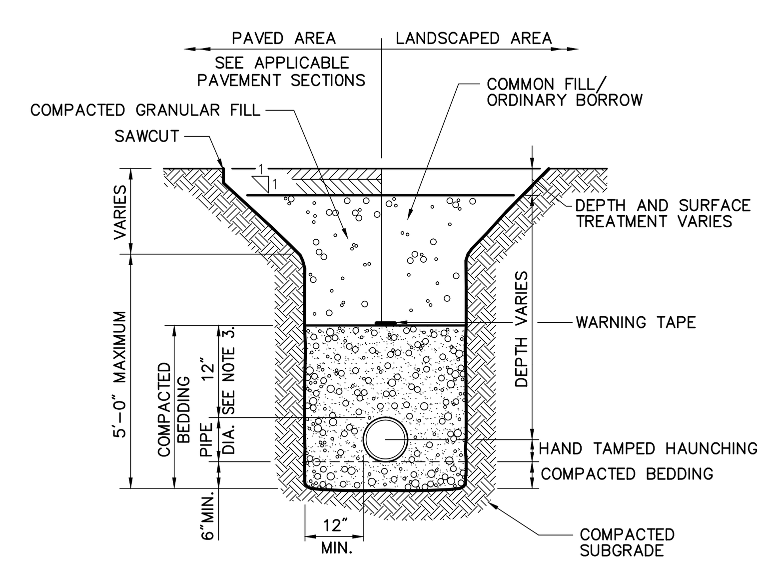
Notes:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3000 PSI-TYPE I.

Concrete Thrust Block

10/10

N.T.S. Source: VHB REV LD_260



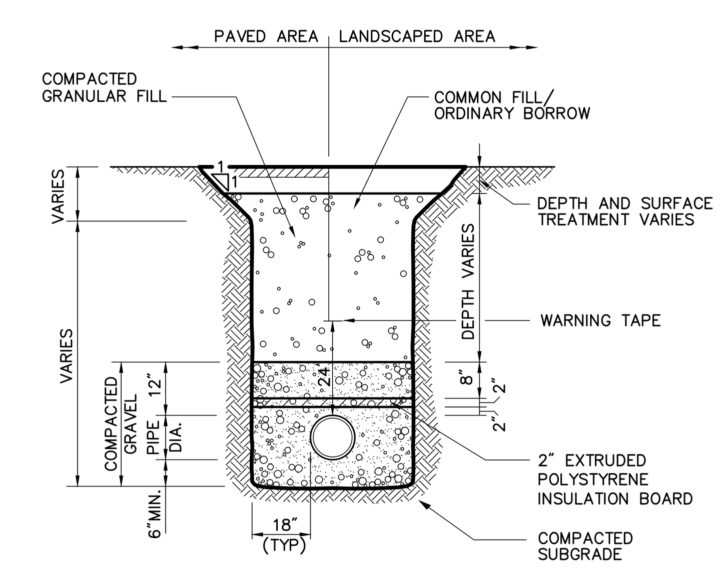
Notes:

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. FOR HDPE PIPE, DIMENSION IS 24 INCHES.

Utility Trench

6/08

N.T.S. Source: VHB LD_300



Note:

1. SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET AND WHERE SHOWN ON PLANS.
2. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12" (MAX.) VERTICAL LIFTS.

Sewer Line Insulation

6/08

N.T.S. Source: VHB LD_219

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: ______________

DATE: ______________

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: ______________

DATE: ______________

Vanasse Hangen Brustlin, Inc.

Firestone since 1926 COMPLETE AUTO CARE™

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FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

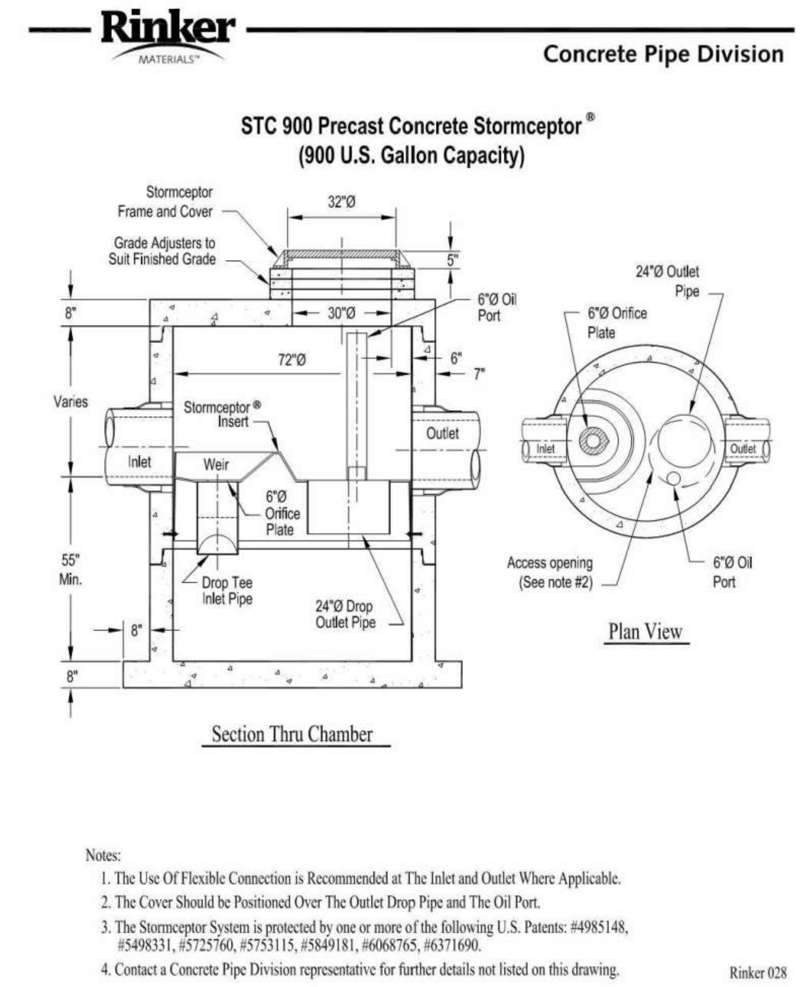
AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13

SHEET TITLE:

SITE DETAILS 2

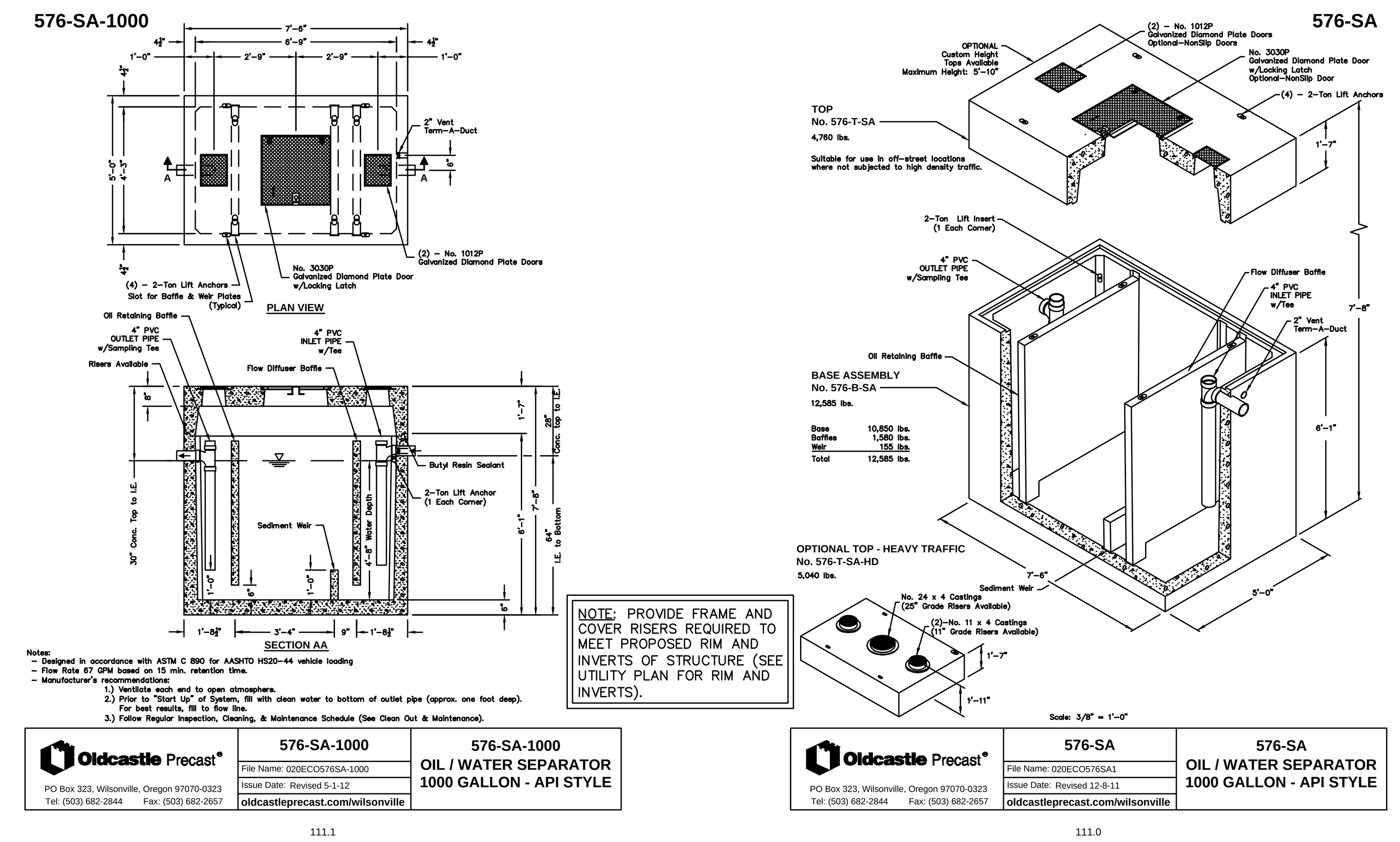
SHEET NUMBER:

C-8



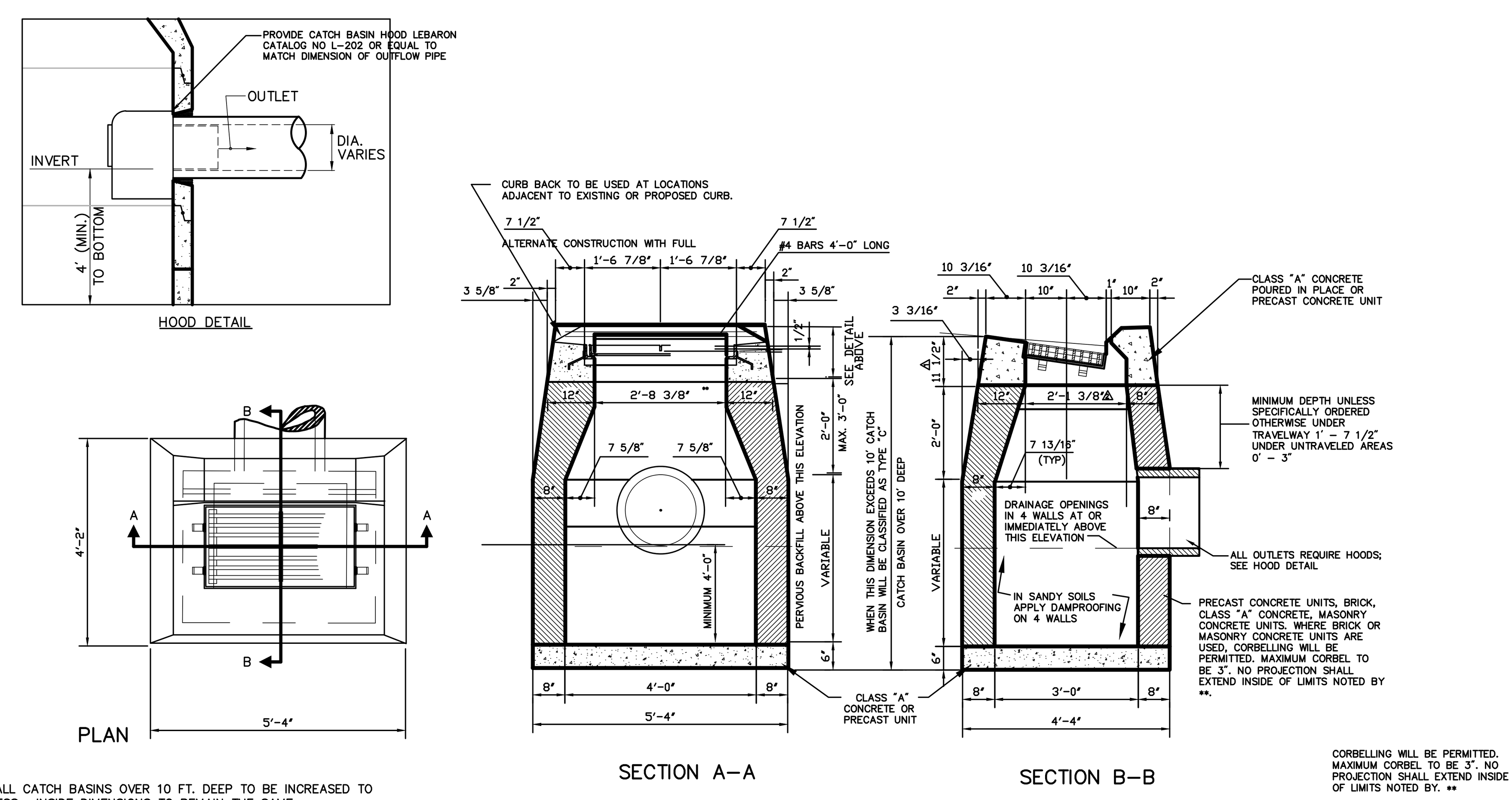
StormCeptor 900 Water Quality Unit 2/12

N.T.S. Source: StormCeptor



Oil/Water Separator - 1,000 Gallon 10/12

N.T.S. Source: Connecticut Precast Corp.



NOTE:
WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.

Type "C" Catch Basin

N.T.S.

NOTES:

STEEL OR CAST IRON FRAMES TO BE USED FOR TYPE "A" AND "B" GRATES.

TYPE "A" GRATES TO BE USED ON ALL ROADWAYS WHERE BICYCLE TRAFFIC IS ALLOWED OR AS DIRECTED BY THE ENGINEER.

TYPE "B" GRATES TO BE USED ON ALL LIMITED ACCESS HIGHWAYS, RAMPS AND WHERE BICYCLE TRAFFIC IS NOT ALLOWED OR AS DIRECTED BY THE ENGINEER. STEEL FRAMES AND GRATES SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.

CAST IRON FRAMES AND GRATES ARE NOT TO BE GALVANIZED.

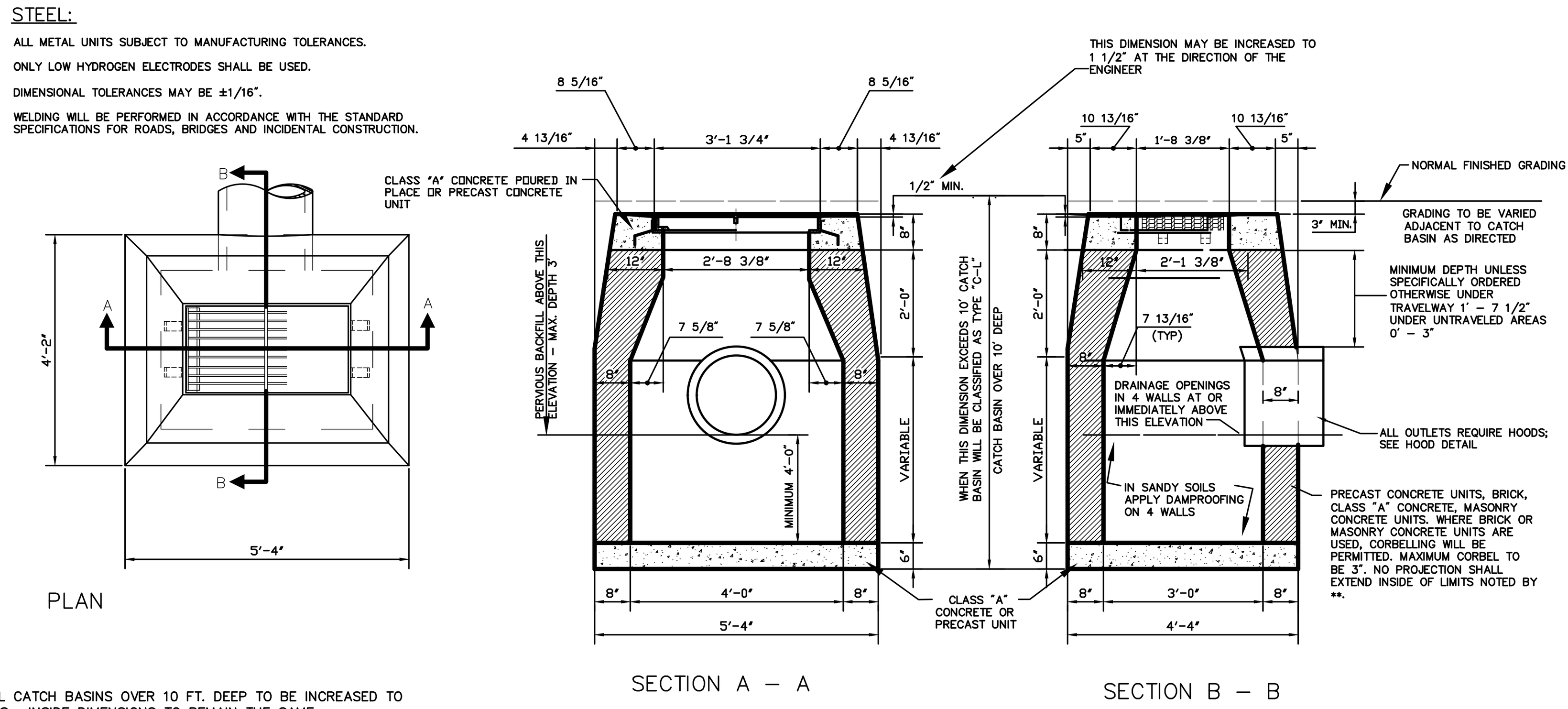
STEEL:

ALL METAL UNITS SUBJECT TO MANUFACTURING TOLERANCES.

ONLY LOW HYDROGEN ELECTRODES SHALL BE USED.

DIMENSIONAL TOLERANCES MAY BE ±1/16".

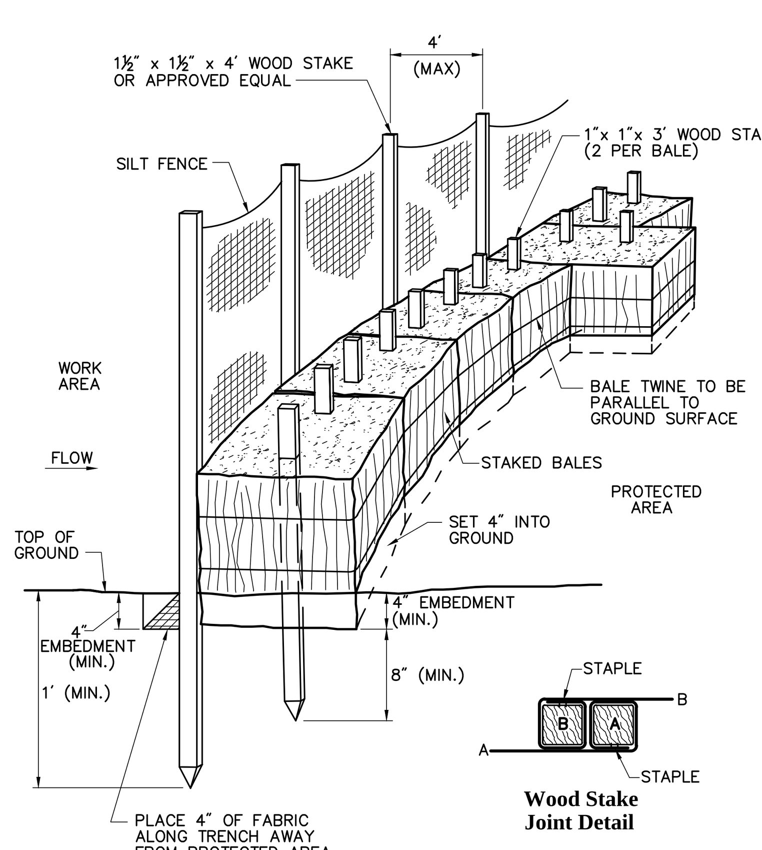
WELDING WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION.



NOTE:
WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.

Type "C-L" Catch Basin

N.T.S.

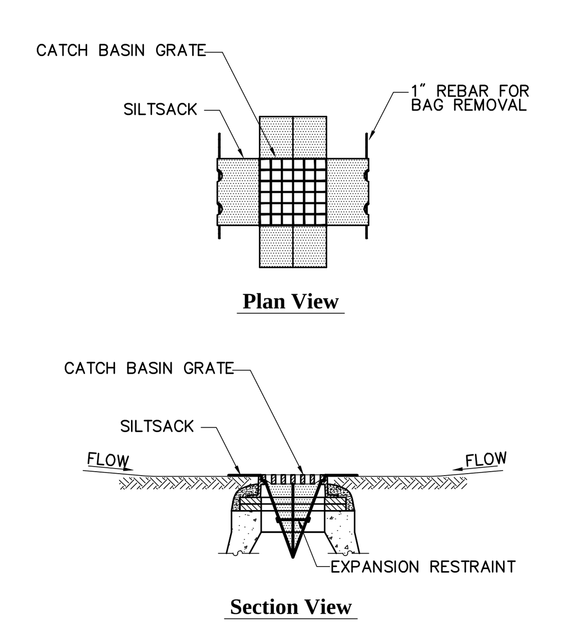


Note:

PLACE ONE BALE PERPENDICULAR ALONG BALE BARRIER (100' O.C.).

Silt Fence / Straw Bale Barrier (Embedded) 2/11

N.T.S. Source: VHB LD_654

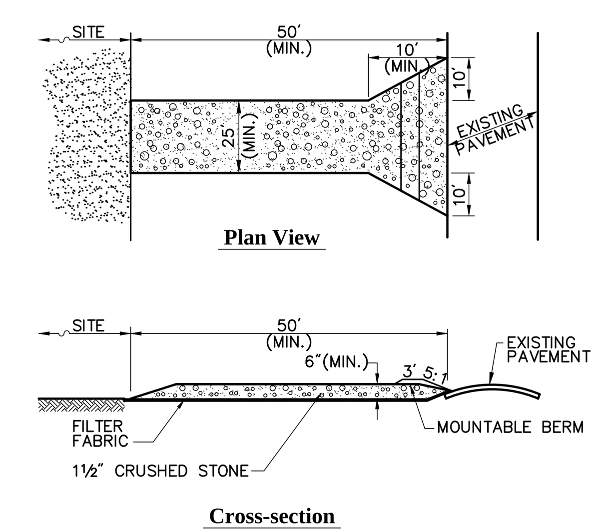


Notes:

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap 6/08

N.T.S. Source: VHB LD_674



Notes:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 6/08

N.T.S. Source: VHB REV LD_682

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: __________

DATE: __________

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: __________

DATE: __________

VHB

Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE™ since 1926

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NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
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ZONE APPROVAL	(BY/DATE):
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PROPERTY NO.:	000000
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AOR PROJECT NUMBER: xxxxxx
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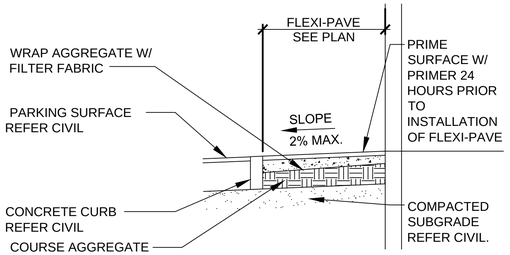
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13

SHEET TITLE:

SITE DETAILS 3

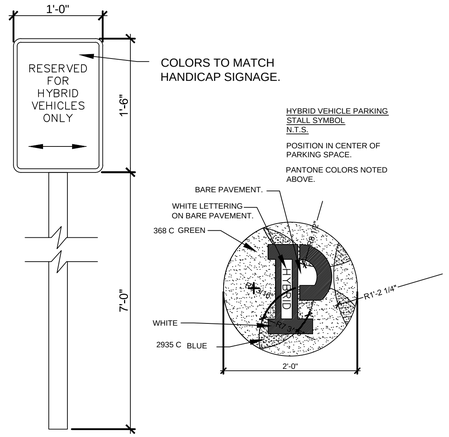
SHEET NUMBER:

C-9

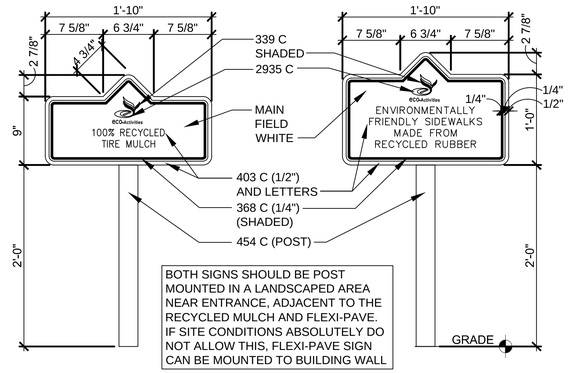


GENERAL NOTES:
1. CONTRACTOR TO PROVIDE SUB-GRADE PREP PER MANUFACTURES RECOMENDATIONS.
2. FINAL SURFACE TO MEET OR EXCEED ADA REQUIRMENTS.
3. PROVIDE COLOR AS DESIGNATED ON SHEET A1.

1 CDL FLEXI-PAVE DETAIL (FLUSH)
SCALE: 1/4" = 1'-0"

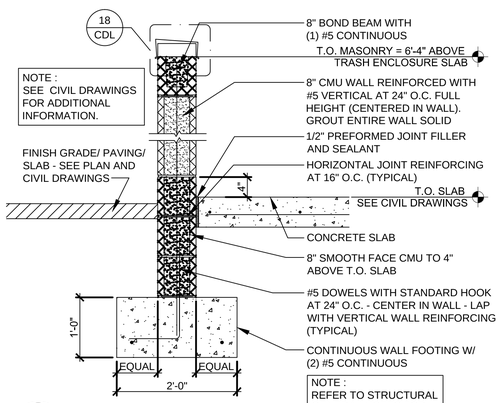


10 CDL HYBRID PARKING SIGNS
SCALE: 1" = 1'-0" (PROVIDED AND INSTALLED BY G.C.)

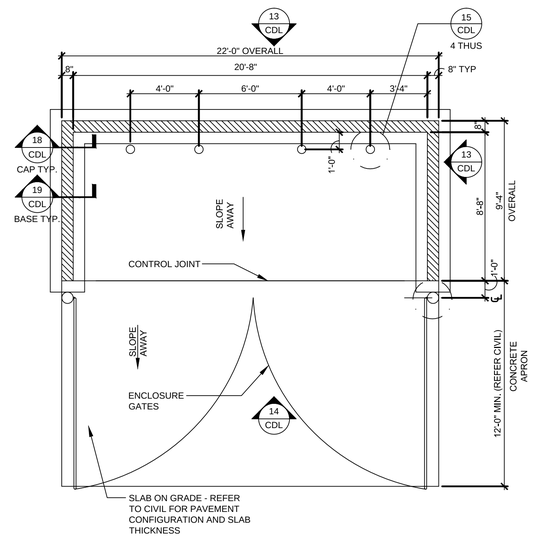


.125" THICK ALUMINUM POST, BASE AND SIGN PANEL ELECTROSTATICALLY APPLIED POWDER PAINT FOR DURABILITY AND RESISTANT TO CHIPPING, PEELING, AND SCRATCHING. GRAPHICS WILL BE VINYL CUT USING 7 YEAR HIGH PERFORMANCE CAST FILM. RECYCLED PLASTIC OR ALUMINUM CONSTRUCTION. PANTONE COLORS NOTED ABOVE.

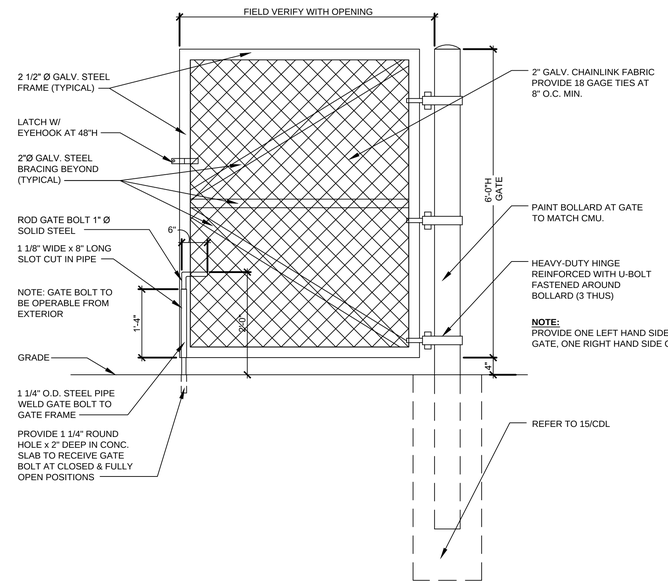
16 CDL ECO-ACTIVITY SIGN
SCALE: 1" = 1'-0" (PROVIDED AND INSTALLED BY G.C.)



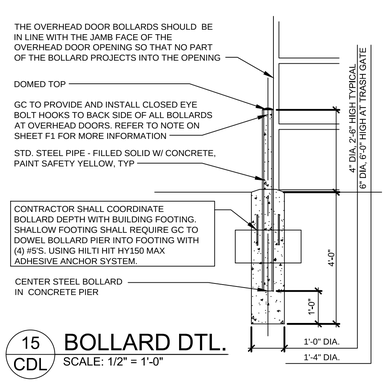
19 CDL WALL SECTION
SCALE: 3/4" = 1'-0"



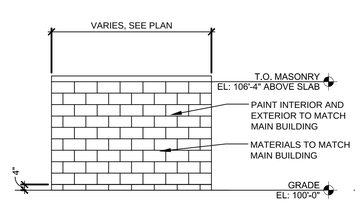
8 CDL TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



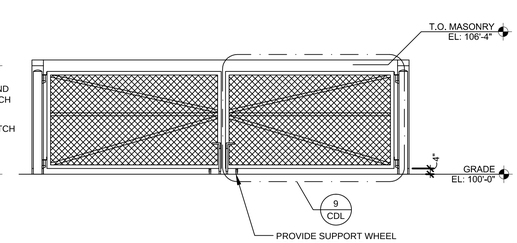
9 CDL GATE ELEV.
SCALE: 3/4" = 1'-0"



15 CDL BOLLARD DTL.
SCALE: 1/2" = 1'-0"



13 CDL TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



14 CDL TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE SCOPE OF USE AND OWNERSHIP OF THE INFORMATION SHOWN ON THIS DRAWING IS LIMITED TO THE ORIGINAL PROJECT AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

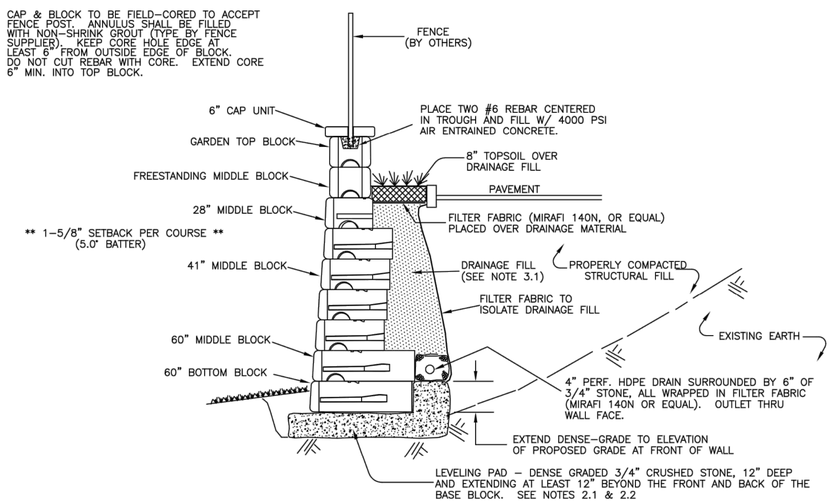
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER:	xxxxxx	
LOCAL APPROVALS:	DATE:	11-26-12
TOWN COMMENTS:	DATE:	01-22-13
TOWN COMMENTS:	DATE:	04-19-13
TOWN COMMENTS:	DATE:	05-08-13

SHEET TITLE:
SITE DETAILS 4

SHEET NUMBER:
C-10



MAXIMUM APPLIED BEARING PRESSURE: 2700 psf.

TYPICAL SECTION – GRAVITY WALL
(TYPICAL DETAIL ONLY – SEE WALL FACE DRAWING FOR SPECIFIC BLOCK CONFIGURATIONS)

"REDI-ROCK" SEGMENTAL RETAINING WALL

COMPACTION NOTE: WHERE THE RETAINING WALL PASSES OVER ANY UTILITY LINES, COMPACTION OF THE SOIL WITHIN THE UTILITY TRENCH IS CRITICAL IN ORDER TO PREVENT SETTLEMENT OF THE WALL. COMPACTION OF ALL FILL MATERIAL IN UTILITY TRENCHES WHICH PASS UNDER THIS RETAINING WALL MUST BE AT LEAST 95% OF THE MAXIMUM DENSITY OF THE FILL MATERIAL.

STRUCTURAL FILL
GENERAL REQUIREMENTS

SIEVE SIZE	% PASSING
3.5"	100%
1.5"	30–75%
0.25"	25–60%
#10	15–45%
#40	5–25%
#100	0–10%
#200	0–5%

STRUCTURAL FILL PER GEOTECHNICAL REPORT

IMPERVIOUS MATERIAL
GENERAL REQUIREMENTS

SIEVE SIZE	% PASSING
3"	100%
#4	80–100%
#40	50–90%
#100	40–80%
#200	30–80%

8" OF TOPSOIL IS AN ACCEPTABLE ALTERNATE FOR IMPERVIOUS FILL ALONG THE TOP OF THE WALL.

DESIGN ASSUMPTIONS

SOIL	SOIL UNIT WEIGHT	ϕ
SELECT FILL/BACKFILL	135	30
RETAINED EARTH	135	30
FOUNDATION SOIL*	135	30

APPLIED SURCHARGE LOADING: 250 psf

SEISMIC ACCELERATION = 0.15

* WHERE PRESENT

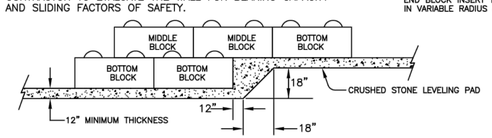
MINIMUM FACTORS OF SAFETY

OVERTURNING	1.5
SLIDING	1.5
BEARING CAPACITY	2.0

NOTE: WHERE THE REDI-ROCK WALL WILL BE SUPPORTED ON GROUND IMPROVEMENT GAP OR RAP PIERS IT IS THE RESPONSIBILITY OF THE GROUND IMPROVEMENT CONTRACTOR TO EVALUATE THE WALL FOR BEARING CAPACITY AND SLIDING FACTORS OF SAFETY.

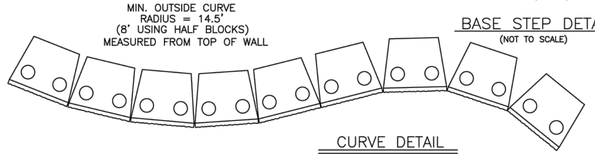
DRAINAGE FILL – ASTM #57 STONE
GRADATION REQUIREMENTS

SIEVE SIZE	% PASSING
1-1/2"	100
1"	95 – 100
1/2"	25 – 60
#4	0 – 10
#8	0 – 5
#200	0 – 2



BASE STEP DETAIL
(NOT TO SCALE)

MIN. OUTSIDE CURVE RADIUS = 14.5'
(8' USING HALF BLOCKS)
MEASURED FROM TOP OF WALL

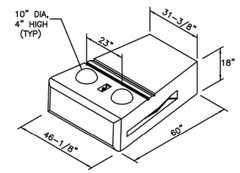


CURVE DETAIL
TYPICAL CURVES
(NOT TO SCALE)

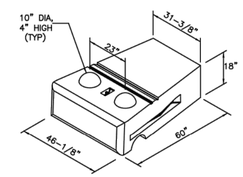
BLOCK SPECIFICATION NOTES:

1. ALL BLOCKS SHALL BE MANUFACTURED BY A LICENSED REDI-ROCK (TM) MANUFACTURER.
2. BLOCKS SHALL MEET THE MINIMUM REDI-ROCK SPECIFICATIONS OF 4000 psi WITH AN AIR CONTENT OF 4%-8%.
3. THE REDI-ROCK UNITS MAY UTILIZE EITHER THE SPLIT LIMESTONE OR COBBLESTONE FACE CONFIGURATION AS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE.

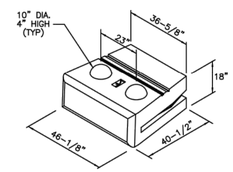
NOTE: HALF-BLOCKS HAVE THE SAME FEATURES AS SHOWN HERE FOR FULL BLOCKS BUT THEY ARE 23-1/16" WIDE, NOT THE FULL 46-1/8" WIDE.



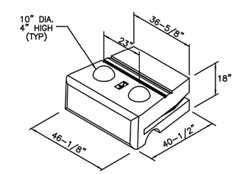
60" BOTTOM BLOCK
NOT-TO-SCALE



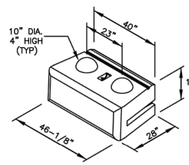
60" MIDDLE BLOCK
NOT-TO-SCALE



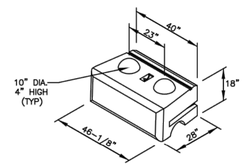
41" BOTTOM BLOCK
NOT-TO-SCALE



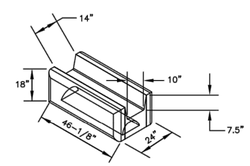
41" MIDDLE BLOCK
NOT-TO-SCALE



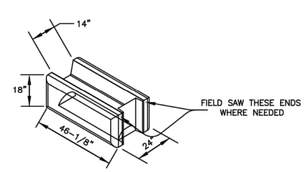
28" BOTTOM BLOCK
NOT-TO-SCALE



28" MIDDLE BLOCK
NOT-TO-SCALE

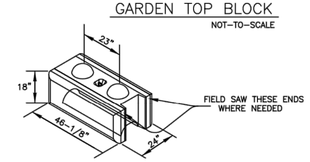


GARDEN TOP BLOCK
NOT-TO-SCALE



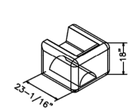
GARDEN TOP BLOCK
VARIABLE RADIUS
NOT-TO-SCALE

ALL STRAIGHT BLOCK STYLES ARE AVAILABLE WITH THE END BLOCK INSERT TO ALLOW THE BLOCKS TO BE USED IN VARIABLE RADIUS WALLS

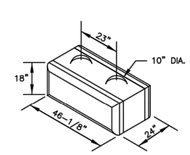


FREESTANDING VARIABLE RADIUS BLOCK
MIDDLE BLOCK

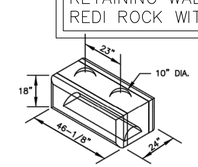
1. ALL STRAIGHT BLOCK STYLES ARE AVAILABLE WITH THE END BLOCK INSERT TO ALLOW THE BLOCKS TO BE USED IN VARIABLE RADIUS WALLS (FREESTANDING BLOCK ONLY).
2. FIELD SAW BLOCKS ON ENDS TO PROVIDE VARIABLE RADIUS WALLS.
3. INTERCHANGEABLE WITH "FLAT END" FREESTANDING BLOCK OF SIMILAR TYPE.



HALF GARDEN CORNER BLOCK
NOT-TO-SCALE



FREESTANDING BOTTOM BLOCK
NOT-TO-SCALE



FREESTANDING MIDDLE BLOCK
NOT-TO-SCALE

GENERAL NOTES:

1. SITE PREPARATION:

1.1. STRIP ALL VEGETATION, ORGANIC SOILS AND UNSUITABLE FILL SOILS FROM THE WALL ALIGNMENT AREA.

1.2. BENCH CUT ALL EXCAVATED SLOPES.

1.3. DO NOT OVER EXCAVATE UNLESS DIRECTED TO DO SO BY THE OWNER'S SITE REPRESENTATIVE IN ORDER TO REMOVE UNSUITABLE SOIL.

1.4. THE OWNER'S SITE REPRESENTATIVE SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.

2. LEVELING PAD & BOTTOM BLOCK:

2.1. WHERE THE LEVELING PAD IS CONSTRUCTED ON SUITABLE NATIVE SOILS IT SHALL CONSIST OF DENSE GRADED 3/4" CRUSHED STONE, 12" THICK AND EXTENDING 12" TO EITHER SIDE OF THE BASE BLOCK.

2.2. WHERE THE LEVELING PAD IS CONSTRUCTED ON GAP OR RAP PIERS THE LEVELING PAD MATERIAL SELECTION AND DESIGN IS THE RESPONSIBILITY OF THE GROUND IMPROVEMENT CONTRACTOR.

2.3. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE AS INDICATED ON THE WALL FACE DRAWING.

2.4. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS, ESPECIALLY WITH REGARDS TO LEVELING OF BLOCKS AND BASE.

3. WALL DRAIN:

3.1. DRAINAGE FILL SHALL CONSIST OF ASTM #57 SIZE CRUSHED STONE PLACED FOR A DEPTH OF AT LEAST 12" BEHIND THE WALL. A FILTER FABRIC SHALL BE PLACED OVER THE CUT OR FILL FACE BEHIND THE WALL TO PREVENT THE MIGRATION OF SOIL INTO THE DRAINAGE MATERIAL.

3.2. THE PERFORATED HDPE DRAINS SHALL OUTLET THROUGH THE WALL FACE AT OR NEAR THE LOCATIONS SHOWN ON THE WALL FACE DRAWING.

3.3. PLACE A FILTER FABRIC (MIRAFI 140N, OR EQUAL) OVER THE DRAINAGE MATERIAL TO MINIMIZE SOIL MIGRATION FROM THE SURFACE MATERIAL (TOPSOIL OR IMPERVIOUS) INTO THE DRAINAGE MATERIAL.

4. BACKFILLING & COMPACTION:

4.1. BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AS THE WALL IS INSTALLED.

4.2. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNER'S SITE REPRESENTATIVE.

4.3. COMPACTION SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

4.4. RECOMMENDED COMPACTION EQUIPMENT WITHIN 15 FEET OF THE BACK OF THE WALL IS AS FOLLOWS:
0 – 4 FEET HAND TAMP OR VIBRATORY PLATE COMPACTOR
4 – 15 FEET NOTHING LARGER THAN TWO-DRUM, WALK-BEHIND VIBRATORY ROLLER
(LARGER ROLLERS CAN BE USED STATICALLY, PROVIDED LIFT SIZE DOES NOT COMPROMISE ACHIEVEMENT OF NECESSARY COMPACTION RATES.)

5. GENERAL WALL LAYOUT & CONSTRUCTION:

5.1. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD BY THE OWNER'S SITE REPRESENTATIVE.

5.2. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL AND AWAY FROM THE WALL DURING CONSTRUCTION. DO NOT CONSTRUCT A SWALE BEHIND THE WALL AS PART OF THE FINISHED WALL. GRADE ABOVE THE WALL SO THAT WATER FLOWS OVER THE WALL FACE OR TO A POINT AT LEAST AS FAR BEHIND THE WALL AS THE WALL HEIGHT.

5.3. TURF, OR SOME ACCEPTABLE FORM OF SOIL EROSION PROTECTION, SHOULD BE ESTABLISHED AT THE TOP OF THE WALL (WHERE REQUIRED) BY THE LANDSCAPE CONTRACTOR AS SOON AS THE WALL IS COMPLETED.

5.4. ENDS OF THE RETAINING WALLS SHALL BE BLENDED INTO THE PROPOSED/EXISTING GRADE IN A MANNER SATISFACTORY TO THE OWNER'S SITE REPRESENTATIVE. AT THE ENDS OF A WALL WHERE BLENDING TAKES PLACE, THE ISSUE IS NOT A STRUCTURAL FACTOR BUT AN AESTHETIC FACTOR AND THE OWNER'S SITE REPRESENTATIVE IS QUALIFIED TO MAKE THIS JUDGEMENT.

5.5. ADHERE CAPS WITH A MINIMUM OF TWO 3/8" DIAMETER BEADS OF CONSTRUCTION ADHESIVE SUCH AS TITEBOND HEAVY DUTY CONSTRUCTION ADHESIVE BY FRANKLIN INTERNATIONAL. MORTAR CEMENT CAN ALSO BE USED.

5.6. IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

5.7. THESE WALLS HAVE BEEN DESIGNED WITH CONSIDERATION OF SEISMIC LOADINGS.

5.8. WALL CERTIFICATIONS: OCCASIONALLY A "SIGN OFF" BY THE DESIGN ENGINEER IS NEEDED AFTER COMPLETION OF WALL CONSTRUCTION. IF THIS SERVICE IS NEEDED ARRANGEMENTS MUST BE MADE WITH THE DESIGN ENGINEER PRIOR TO WALL CONSTRUCTION FOR A SERIES OF SITE VISITS TO OBSERVE WALL CONSTRUCTION. ACCEPTANCE LETTERS, SIGN OFFS, CERTIFICATIONS, WARRANTYS, ETC. WILL NOT BE PROVIDED WITHOUT PERIODIC SITE VISITS.

5.9. THE BARRIER WALL IS BASED ON DATA PROVIDED BY REDI-ROCK INTERNATIONAL. SEE TEST DATA FOR THE "POURED IN PLACE CONCRETE BEAM" METHOD IN THE REDI-ROCK DESIGN RESOURCE MANUAL.

IT IS THE RESPONSIBILITY OF THE INSTALLER TO REVIEW THE NOTES AND DETAILS ON ALL SHEETS OF THIS PLAN SET

NOTE:
THIS PLAN IS FOR GENERAL DESIGN INFO ONLY AND TO DEMONSTRATE THAT THE PROPOSED RETAINING WALL SYSTEM WILL WORK WITHIN THE SITE CONSTRAINTS AS INTENDED. CONTRACTOR SHALL PROVIDE STAMPED FINAL DESIGN OF THE RETAINING WALL SYSTEMS WITH VEHICLE FORCE PROTECTION OBTAINED FROM THE MANUFACTURER BASED ON THE GEOTECHNICAL RECOMMENDATIONS. RETAINING WALL SYSTEM SHALL BE BY REDI ROCK WITH NO EXCEPTIONS.

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

CHAIRMAN: _____

DATE: _____

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

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FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

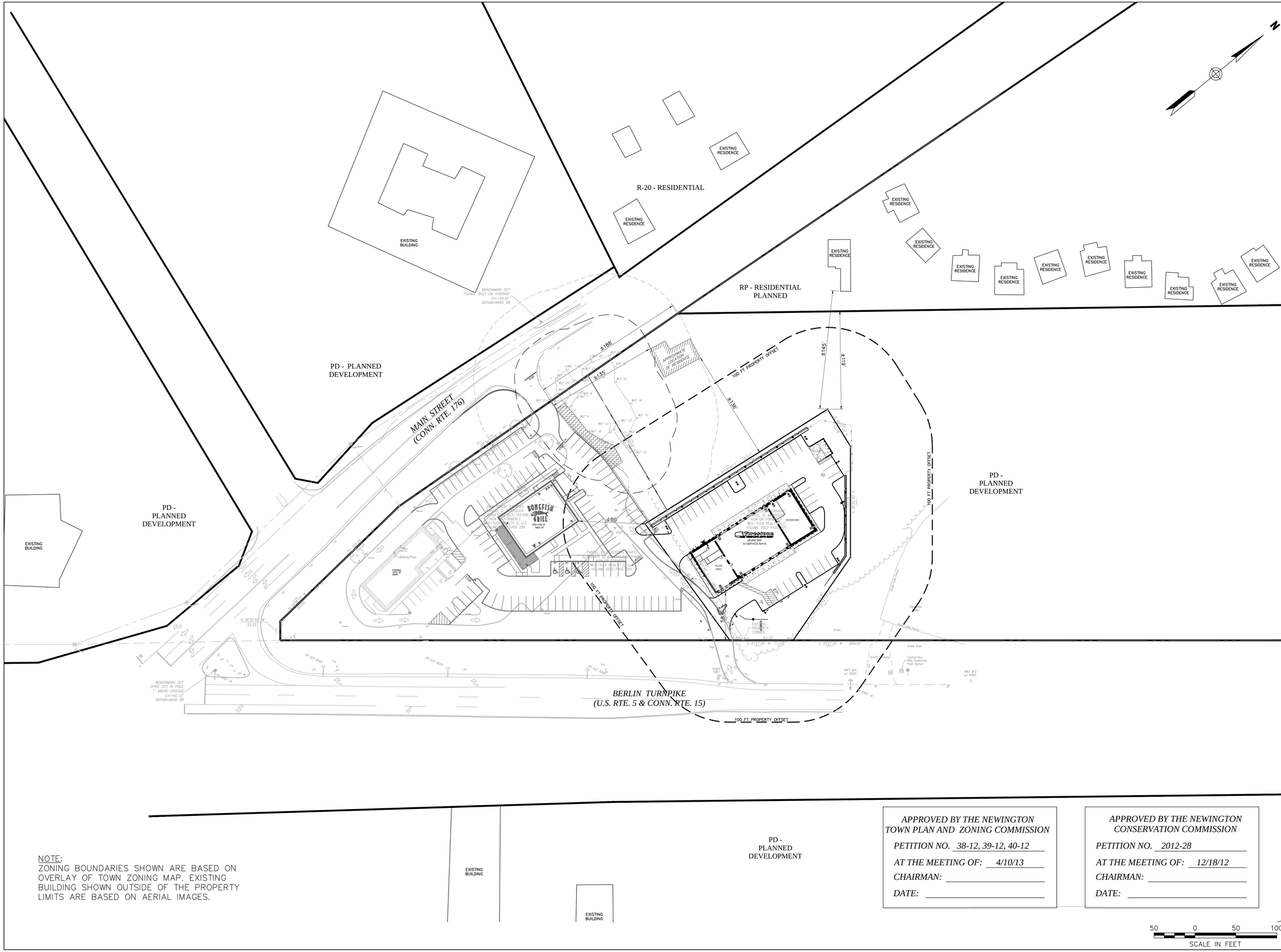
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER:	xxxxxx
LOCAL APPROVALS:	DATE: 11-26-12
TOWN COMMENTS:	DATE: 01-22-13
TOWN COMMENTS:	DATE: 04-19-13
TOWN COMMENTS:	DATE: 05-08-13

SHEET TITLE:
SITE DETAILS 5

SHEET NUMBER:
C-11



NOTE:
ZONING BOUNDARIES SHOWN ARE BASED ON OVERLAY OF TOWN ZONING MAP. EXISTING BUILDING SHOWN OUTSIDE OF THE PROPERTY LIMITS ARE BASED ON AERIAL IMAGES.

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION	APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. 38-12, 39-12, 40-12	PETITION NO. 2012-28
AT THE MEETING OF: 4/10/13	AT THE MEETING OF: 12/18/12
CHAIRMAN:	CHAIRMAN:
DATE:	DATE:

50 0 50 100
SCALE IN FEET

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE™

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STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
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3/20/2020

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6 DIGIT NO.:	000000
4 DIGIT NO.:	0000

AOR PROJECT NUMBER: xxxxxx
LOCAL APPROVALS: DATE: 11-26-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13
FENCE ADDED: DATE: 02-18-20

SHEET TITLE:
SITE LOCATION PLAN

SHEET NUMBER:
SLP-1

MAIN STREET
(CONN. RTE. 176)

BONEFISH GRILL
FFE=130.15
4832 SF

APPROXIMATE LOCATION OF RESIDENCE

Firestone COMPLETE AUTO CARE
±8,400 GSF
10 SERVICE BAYS

INVENTORY

SALES AREA

Grass

Chain-Link Fence

Gravel Driveway

Newington Fire Custom

SNET #14 w/ RISER

PP CLP 8303

PP CLP 8304

PP SNET 14

UP#15 SNET

Sign

Bit

EP

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION	
PETITION NO.	38-12, 39-12, 40-12
AT THE MEETING OF:	4/10/13
CHAIRMAN:	
DATE:	

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION	
PETITION NO.	2012-28
AT THE MEETING OF:	12/18/12
CHAIRMAN:	
DATE:	

BERLIN TURNPIKE
(U.S. RTE. 5 & CONN. RTE. 15)

20 0 20 40
SCALE IN FEET

VHB
Vanasse Hangen Brustlin, Inc.

Firestone COMPLETE AUTO CARE

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STATE OF CONNECTICUT
PAUL VITALIANO
22827
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

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TOWN COMMENTS:	DATE:	04-19-13
TOWN COMMENTS:	DATE:	05-08-13
FENCE ADDED:	DATE:	02-18-20

SHEET TITLE:
FIRE TRUCK TURNING PLAN

SHEET NUMBER:
FT-1

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: April 14, 2020

Re: **Petition #13-20: DMV Location Approval at 2897 Berlin Turnpike ("Firestone Complete Auto Care Center"). SB Newington 443 LLC, owner/applicant; Attorney Amy E. Souchuns Esq, 147 N. Broad Street, Milford CT, contact.**

Description of Petition #13-20:

As a result of the long-standing legal battle between the owners of the Firestone store on the Berlin Turnpike and other parties in Newington, the owners were ordered by the court to re-obtain the necessary special permit, site plan, and DMV location approvals from TPZ.

Section 14-54 of the Connecticut General Statutes requires anyone who applies for a DMV dealers or repairers license to obtain "location approval" from the municipality. Since the Newington zoning regulations require a new motor vehicle dealer or repairer to obtain a special permit from the TPZ this law is a pretty much just a formality, but it is still a requirement.

Staff Comments:

2897 Berlin Turnpike is located in the PD zone. "Motor vehicle sales and service" is permitted by special permit in the PD zone. I recommend TPZ grant "location approval" to the applicant.

cc:
Applicant
file

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

Petition # 13-20

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2897 Berlin Turnpike ZONE: PD

APPLICANT: SB Newington 433, LLC TELEPHONE:

ADDRESS: c/o Guggenheim Retail Real Estate Partners
3000 Internet Boulevard, Suite 570, Frisco, TX 75034 EMAIL: c/o ASouchuns@hssklaw.com

CONTACT PERSON: c/o Amy E. Souchuns, Esq. TELEPHONE: c/o 203 877-8000

ADDRESS: Hurwitz, Sagarin, Slossberg & Knuff, LLC
147 N. Broad Street, Milford, CT 06460 EMAIL: ASouchuns@hssklaw.com

OWNER OF RECORD: SB Newington 433, LLC

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").
- o Special Permit per Section 3.19 of the Zoning Regulations. ***Explanation of the proposed activity is attached*** (Public Hearing required).
- o 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): DMV Location Approval.

SIGNATURE:

SB Newington 433, LLC By: [signature] 3/ 20 /2020 APPLICANT DATE	SB Newington 433, LLC By: [signature] 3/ 20 /2020 PROPERTY OWNER DATE
Amy E. Souchuns, Attorney for SB Newington 433 LLC	Amy E. Souchuns, Attorney for SB Newington 433 LLC

INCOMPLETE APPLICATIONS WILL NOT BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES BUT IS NOT LIMITED TO: APPLICATION FORM; APPLICATION FEE; SITE PLANS (IF APPROPRIATE) SHOWING LID; WATERSHED ANALYSIS (FOR SITE PLANS); NARRATIVE DESCRIPTION (IF APPROPRIATE).

RECEIVED
MAR 20 2020
PLANNING DEPT.

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: April 14, 2020

Re: Petition #15-20: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3440 Berlin Turnpike ("PC Richard & Son"). PC Richard & Son, owner/applicant; Kevin Leroux, 510 Dogwood Road, Orange CT, contact.

Background:

PC Richard & Son would like to renew TPZ permission for their annual June "tent sale" in the parking lot of their store at 3440 Berlin Turnpike. This year the event will be from June 18 through June 28. The current permit was issued in 2017, good for three years.

Section 3.23.1 of the zoning regulations states that

> Products and equipment intended for sale may be displayed in front of the principal building, but not in the required front yard setback area, when approved by the Commission.

Staff Comments:

I have no objection to renewing this permit for another three years. See attached Draft Suggested Motion.

cc:
Applicant
file

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

Petition # _____

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION: 3440 Berlin Turnpike ZONE: _____

APPLICANT: P.C. Richard & Son TELEPHONE: 631-843-4300

ADDRESS: 150 Price Parkway Farmingdale NY 11735 EMAIL: _____

CONTACT PERSON: Kevin Leroux TELEPHONE: 203-927-6453

ADDRESS: 510 Dogwood Road EMAIL: kevin.leroux24@gmail.com

OWNER OF RECORD: P.C Richard & Son

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").
- o Special Permit per Section_____ of the Zoning Regulations. *Explanation of the proposed activity is attached* (Public Hearing required).
- o 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): Temporary canopy for Tent Sale (60"x30")

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."

APPLICANT	DATE 3/17/20	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).

Town of Newington Planning & Zoning Commission March 17, 2020

Newington, Ct 06111

P.C. Richard & Son is planning on holding its annual tent sale on our site located at 3440 Berlin Turnpike, Newington, Ct 06111 on the following dates:

Year 1: Thursday June 18th 2020 Through Sunday June 28th 2020 (set-up would begin Tuesday 6/16 & breakdown would be completed Tuesday 6/30)

Year 2: Thursday June 17th 2021 Through Sunday June 27th 2021 (set-up would begin Tuesday 6/15 & breakdown would be completed Tuesday 6/29)

Year 3: Thursday June 16th 2022 Through Sunday June 26th 2022 (set-up would begin Tuesday 6/14 & breakdown would be completed Tuesday 6/28)

We would appreciate your approval so that these sales can go as planned. We have requested approval for the next three years. We have run this event for the past 9 years without incident and would appreciate your consideration going forward.

The tent (canopy) will be installed by General Rental Center, 3800 Whitney Avenue, Hamden Ct 06518; Ph 203-288-8271. Specifications, fire rating and insurance information for the canopy is attached to this letter.

We will run power from a gfci outlet and low voltage to the tent to power temporary lighting, phones and computer terminals.

We plan to place temporary banners on each end of the tent.

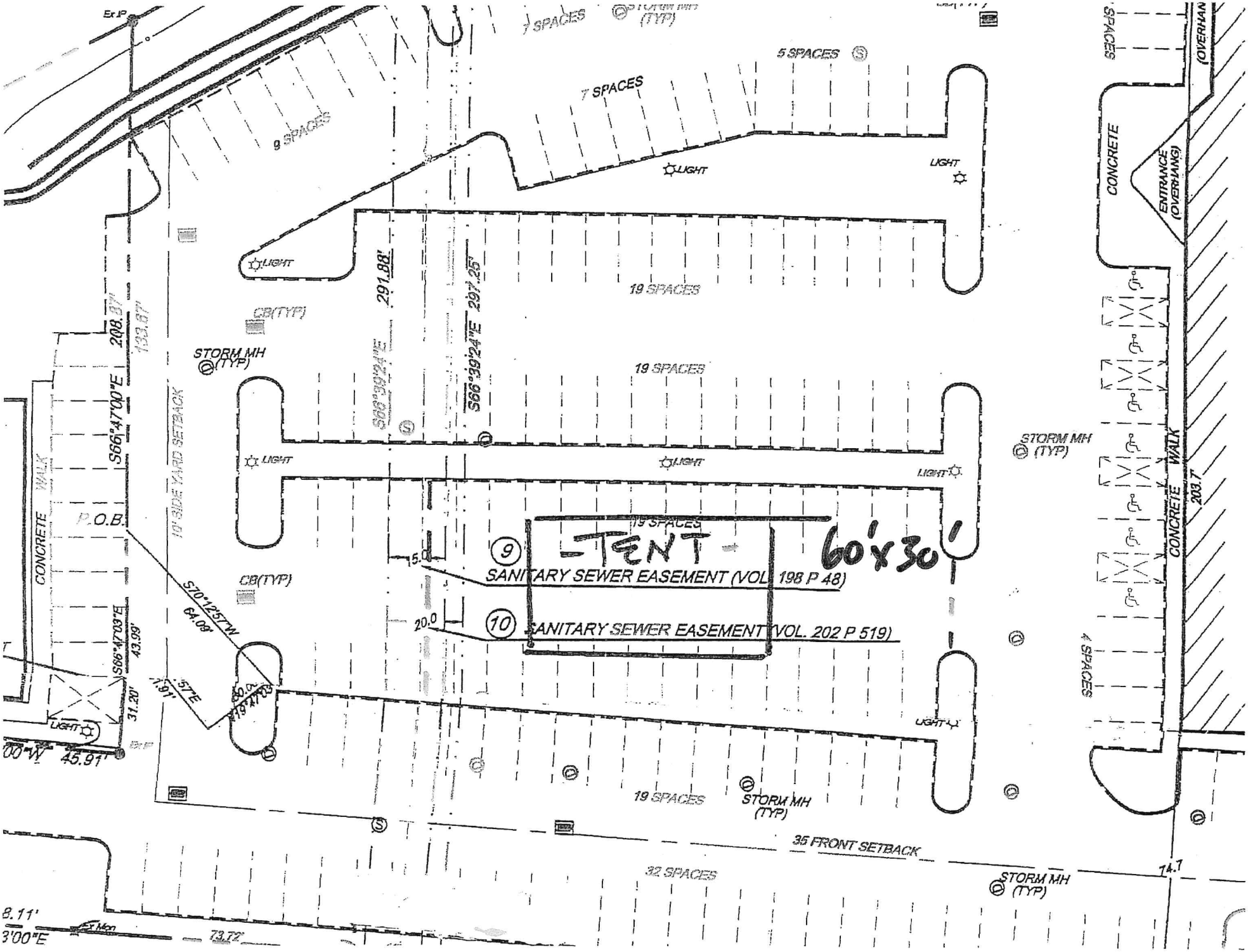
These plans are the same as we have done for each of the last 9 years. Should you have any questions or concerns, please feel free to contact me at 203-927-6453.

Thank you for your consideration

Sincerely,

Kevin Leroux

P.C. Richard & Son


7 SPACES
5 SPACES
7 SPACES
9 SPACES
LIGHT
CONCRETE
ENTRANCE (OVERHANG)
19 SPACES
CB(TYP)
STORM MH (TYP)
291.88'
297.25'
S66°39'24"E
208.87'
133.87'
S66°47'00"E
10' SIDE YARD SETBACK
CONCRETE WALK
P.O.B.
S70°12'57"W
64.09'
S66°47'03"E
43.09'
31.20'
45.91'
15.0
20.0
9
SANITARY SEWER EASEMENT (VOL. 198 P 48)
10
SANITARY SEWER EASEMENT (VOL. 202 P 519)
TENT
60'x30'
4 SPACES
203.7
35 FRONT SETBACK
32 SPACES
73.72'

PC Richard and Son

0 200.00 400.0 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 4/14/2020 2:36:12

DRAFT SUGGESTED MOTION
Tent Sale at 3440 Berlin Turnpike

April 22, 2020

Petition #15-20:
TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3440 Berlin Turnpike
PC Richard & Son, owner/applicant;
Kevin Leroux, 510 Dogwood Road, Orange CT, contact.

> "I move to approve Petition #15-20: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Tent Sale at 3440 Berlin Turnpike ("PC Richard & Son"). PC Richard & Son, owner/applicant; Kevin Leroux, 510 Dogwood Road, Orange CT, contact. This approval shall be good for three years."

DRAFT

Move/ Second										
	Pane	Fox	Woods	Sobieski	Claffey	Havens	Lenares	Haggerty	Gill	Braverman
YEA										
NAY										

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: April 14, 2020

Subject: **Town Planner Report for April 22, 2020**

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1. <u>Status of New POCD</u>:

We haven't discussed the new POCD in a while, so I thought I would let TPZ know where we are with it.

The last thing TPZ did with the new POCD was conduct an informal "Public Information Meeting" on February 26, 2020. We were going to discuss the public comments from the PIM at the following TPZ meeting and hopefully approve the final draft, but that meeting was cancelled due to the COVID-19 crisis. Then, Governor Lamont issued Executive Order 7I on March 21, 2020 extending all TPZ-related deadlines by 90 days. That gave us the flexibility to put the POCD on the back burner, but not indefinitely.

To comply with the new deadline for POCD adoption of September 8, 2020 I recommend we pick up where we left off at the next meeting on May 13. Glenn Chalder will participate via conference call. We will discuss the PIM, and hopefully approve the final draft of the new POCD.

2. <u>Staff-Proposed Zoning Amendments</u>:

a. <u>LID</u>: The proposed zoning amendment (to exempt site plan applicants from having to install LID stormwater treatment at existing developments) has been referred to CRCOG per state law, so the public hearing can commence on May 27. The proposed subdivision amendment (to exempt subdivision applicants from having to provide LID stormwater treatment for subdivisions of fewer than five lots) will be filed with the Town Clerk later this month, so the public hearing on that amendment can also be held on May 27.

b. <u>Brewery and Brew Pub</u>: This amendment was discussed by TPZ on March 11 and is ready to go, whenever TPZ wants to schedule the public hearing. If this were controversial I would recommend holding off until we can resume having normal public hearings, but I don't expect any opposition.

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

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.