



Town of Chaplin, Connecticut

Incorporated 1822

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To: Chaplin Planning and Zoning Commission

From: Jay Gigliotti, Zoning Enforcement Officer

Re: SP22-163- 64-66 Willimantic Road, Mehak Realty, LLC- Proposed gasoline service station and convenience store- Staff Review

Date: 1/26/22

SP22-163 is a special permit application for a gasoline station and convenience store located at 64-66 Willimantic Road, Assessor's Map 91-35. The subject property consists of 2.95 acres in the Business Zoning District and Corridor Overlay District. At present time, the property contains one 1400 square foot residence, a 1400 square foot barn and the remains of a collapsed barn. A private septic system and well are also present, which serve the current residence. The majority of the property's interior is open lawn area with woody vegetation along the exterior. An inland wetlands system exists in the western portion of the property. The property is accessed immediately off Route 6, approx. 145' to the south of the former "Ribbits" building exit drive.

The proposed development includes a new 4960 square foot convenience store building, x5 two-sided gasoline dispensing pumps and associated canopy, 1 two-sided diesel dispensing pump with associated canopy, new parking and drainage facilities. Stormwater systems consists of a series two underground infiltration systems, located in the front (east) and rear (west) of the development. This system proposes to capture, treat, store, infiltrate and slowly release stormwater so as not to exceed current runoff volumes. The development shall be accessed by a one-way entrance at the northern portion of the site and exited via two-direction, one-way exit to the south.

Application provides for a 50' buffer from adjacent residential zoned properties per sec. 8.5. The majority of the outside 1/3 of the buffer proposes plantings. The exception is the western portion which is wetlands. The applicant has accommodated for this by proposing landscape plantings at the western edge of the development. The application is proposing a 6' high vinyl stockade fence around the north and west of the proposed parking lot.

A new potable water well is proposed to be installed in a raised island in the northern portion of the development. A new septic system will be installed in the southern portion of the development. The proposed septic system shall be located within the 50' buffer, however, it is completely subsurface. New underground electrical service is proposed to be extended from an existing pole in the Route 6 Right of Way, north of the proposed development.

I have conducted a review of the proposed development and offer the following comments:

1. On the Existing Conditions Plan- the zoning district of the western abutting property owner is mislabeled. The northerly abutting property is located within the RAR zoning district.
2. Does a new utility pole need to be installed to the north of the site? If so, please show. Also, does the new pole and wires potentially affect access for 46 Willimantic Road? A note should added to the plans for contractor to coordinate with 46 Willimantic Road property owner.
3. Currently a large oak tree exists close to the southeast property corner. Will this tree need to be removed for sightline purposes?
4. Hay-matting should be installed on the new slopes to prevent erosion and establish vegetation.
5. Please provide site signage details, including canopy, building and drive thru.
6. Are building mounted lights being proposed? If so, please indicate location and provide details.
7. Please provide isolux diagram for proposed lighting on the subject site.
8. The zoning regulations require 6 parking spaces per 1000 sq ft of gross floor area, resulting in 30 spaces. The application is providing 24 individual spaces and 12 spaces at the gasoline and diesel pumps. Does the commission wish to interpret the pumps as spaces?

9. Has DOT received a copy of the proposed development plans? If so, has the project?
10. During the last proposal of the proposed project, the commission was concerned with the potential for semi-trailer trucks to park on the Route 6 shoulder, in between the access and egress drives, potentially creating a sightline issue with for vehicles exiting the proposed development or abutting properties. Is there a way to prevent this from occurring? If not, does the parking of semi-trailers create a sightline issue? Is there any way to mitigate?
11. Please provide a detail for vinyl stockade fence. Also, the abutting property to the south may be further protected by the extension of the proposed vinyl fence to the area of the exit drive.
12. Has any thought been given to the installation of charging stations for electric vehicles?
13. The building plans indicate they were designed for North Stonington Bestway store, please revise to show building is designed for Bestway in the Town of Chaplin.
14. The turning radius at the entrance and exit minimally encroach into the 50' buffer.
15. A number of light poles are located within the 50' Buffer
16. Has any thought been given to installation of a stormwater pretreatment system (ie oil/water/sediment separation)? The installation of such system could lessen maintenance issues in the infiltration system and work to further removal of contaminants.
17. Has Eastern Highland Health District issued approvals for well and septic? If so, please provide evidence of such approval.
18. The property is identified as an in the CT DEEP Natural Diversity database. Has a request for review been submitted to DEEP NDDB?
19. The well radius buffer is labeled at 150' and only scales to 75'
20. Is there a way to visually buffer the x5 exterior refrigeration units on the north side of the proposed building?
21. For patrons who utilize the northern and western parking spaces, how will they enter the building. Will a crosswalk, signage or ramp be proposed?