

ZONING PERMIT APPLICATION
CHAPLIN PLANNING & ZONING COMMISSION
 (See Article 9.3 of the Zoning Regulations for permit requirements)



APPLICANT/OWNER SECTION

Complete this page and submit with application fee to the Zoning Agent.

1. Mehak Realty, LLC / PO Box 126 Norwich, CT, 06360 / (860) 608-9636
 Owners name / Mailing address / Telephone
2. _____ / _____ / _____
 Applicants name (if different than owner) / Mailing address / Telephone
3. 64-66 Willimantic Road / 91-35 / Zone B (Business) - Overlay Corridor District
 Address of proposed activity / map-block-parcel / Zoning District

4. **Statement of Use:** Fully describe the proposed construction and/or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within or removed from the property.

The proposed project is a 4,960 sf convenience store with gasoline filling. We are proposing a new building, fueling pumps, and canopy along with on site parking an ancillary grading to accommodate the site. The site will have stormwater management which is planned to be primarily subsurface. The site will have a new well and an upgraded subsurface sewage disposal system to accommodate the new building.

5. **Plot Plan:** The applicant shall submit two (2) copies of a Zoning Location Survey drawn to a scale of at least 1" = 40' showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with the Public Health Code and Inland Wetlands and Watercourses Regulations, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____ / _____ / _____
 Signature of Town Sanitarian / Date / Comments

B. _____ / _____ / _____
 Signature of Inland Wetlands Agent / Date / Comments

8. **Validity:** If approved, the Zoning Permit is granted for a period of one year and must be renewed if construction is not completed.

9. **Certification:** The applicant certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

 Owner / Applicants signature

AHMED AYOUBANY
 Owner / Applicant (printed)

12/20/21
 Date

ZONING AGENT SECTION

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- ___ 1. The application is complete and the applicable fee has been paid. Amount of fee _____
- ___ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and soil and erosion control regulations.
- ___ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans.
Date and nature of approval: _____ PZC file # _____
- ___ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____

Final Action: Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: ___ Approved as submitted; ___ Approved with the conditions stated below; ___ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

XX

CERTIFICATE OF ZONING COMPLIANCE

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

Issued to: _____ Location: _____

Type of structure/use: _____

- ___ 1. The completed work meets all applicable provisions of the Chaplin Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ___ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ___ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on _____, the Certificate of Compliance is
___ approved as submitted; ___ approved with conditions stated below; ___ denied.

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date