Wednesday, September 21, 2022
7:00 pm – Town Hall, Room 1
Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
   a. August 17, 2022 Regular Meeting, with amendment
   b. September 7, 2022 Regular Meeting
4. Public Hearings
   a. Town of Colchester Planning and Zoning Department – Zoning Regulation Text Amendment (2021-009) Extension of Moratorium
5. Five Minute Session for the Public
6. Pending Applications
   a. Niantic Bay Group LLC – Wall St near “0 Rutka Ln” – Special Permit (2022-007)
7. New Applications
8. Preliminary Reviews
   a. Vincent Culhane, applicant, Roaring Brook Advisors LLC, owner – possible zone change from Future Development District to Arterial Commercial to construct mini-storage facility
9. Old Business
10. New Business
    a. Town of Colchester Planning and Zoning Department – Zoning Regulation Text Amendment (2021-009) Extension of Cannabis Moratorium
11. Planning Issues and Discussions
12. Correspondence
13. Adjournment
Members Present: Vice Chair J. Novak, M. Noniewicz, M. KehoeGreen, B. Hayn
Members Absent: S. Smith, J. Mathieu, S. Nadeau
Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant, Robert Collins, SLR Consulting and Applicants

1. Call to Order – Vice Chair J. Novak called the meeting to order at 7:03 pm.

2. Additions or Deletions to the Agenda – Motion by M. Noniewicz to add agenda item #10a, 2nd by B. Hayn. Vote was unanimous, motion carried.

3. Minutes of Previous Meeting – Motion by M. KehoeGreen to approve the minutes with a change reflecting the time M. Noniewicz left the meeting at 9:00 pm, 2nd by M. Noniewicz. Vote was unanimous, motion carried.

4. Public Hearings – Motion by B. Hayn to renumber 4a and 4b, 2nd by M. KehoeGreen. Vote was unanimous, motion carried.

a. Niantic Bay Group LLC – Wall St near “0 Rutka Ln” – Special Permit 2022-007 Vice Chair Novak continued the public hearing and asked members of the audience if there were any concerns about commission members seated. Hearing none, the Vice Chair asked if anyone wanted to speak in favor of the application. Hearing none, he asked if there was any testimony in opposition to the application.
   o John Wissler, 220 Wall St stated he feels the retention pond could be dangerous causing children deaths without a fence around it, Aquifer Protection Zone concerns, radon, negative impacts to the town.
   o Beth Mansfield, 224 Wall St felt the number of houses would create too much traffic and development would hurt wildlife.
   o Henry Dominick 191 Wall St was concerned about traffic, headlights and is opposed to a stop sign on Wall St.
   o Steve Schuster 386 Westchester Rd spoke about the desire to keep low crime and to maintain a small town atmosphere. He does not want several more children due to the cost to the town.
   o Billy Jo Schultz, 47 Gill St spoke about concerns with pedestrians trying to get to the Rec Plex, no sidewalks, traffic and fire department response.
   o Cynthia Pinnell, 72 Wall St stated there is a lot of speeding on Wall St, large trucks, a cut-through for police vehicles, no sidewalks, curbs or shoulder, the new houses would increase traffic and pollution.
   o Lillian Atkins, 168 Wall St spoke about traffic concerns, no sidewalks, incline in road.
John Knapp, 232 Wall St had concerns about the sightline at the entrance to the development, the sightline at Old Hartford Rd and Wall St and the ability of fire vehicles to turn on the proposed new street.

- Steve Bisson, 223 Wall St was opposed to a stop sign on Wall St and had traffic concerns.
- Dolores Tarnowski, 183 Wall St shared photos she took that were also part of the agenda packet. She spoke about concerns with traffic, safety and children getting on the school bus.
- Jessica Tuck, 224 Wall St stated she feels Wall St is dangerous and cannot walk on the street.
- Terrance Dominick, 152 Windham Ave spoke about increased demand on public services including social services, public works and the impacts construction might have on the roadway on Wall St.
- Nina Minella, 121 Lebanon Ave asked for the number of people for versus the number of people against.
- John Wissler spoke again asking about the application timeline and mentioned the retention pond again.

Motion by B. Hayn to continue the public hearing, 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.**

b. **Town of Colchester Affordable Housing Plan** – Robert Collins with SLR Consulting gave an overview of the plan and the process used to develop it. Vice Chair Novak opened the public hearing and asked if there were any concerns by members of the audience with commissioners seated. Hearing none, he asked if there was any testimony in favor of the plan. Hearing none, he asked if there was testimony in opposition. Again none was heard. Motion by M. Noniewicz to continue the public hearing, 2nd by B. Hayn. Members discussed whether or not to keep the hearing open. M. Kehoegreen felt there was little public interest in the plan and the public hearing should not have to continue. In agreement, the motion and 2nd were withdrawn. Motion by M. Kehoegreen to close the public hearing, 2nd by B. Hayn. **Vote was unanimous, motion carried.** Motion by M. Noniewicz to add agenda item #9b Affordable Housing Plan, 2nd by B. Hayn. **Vote was unanimous, motion carried.**

5. **Five Minute Session for the Public** – None
6. **Pending Applications** – None
7. **New Applications**
   a. The Commerce Center LLC, owner – 493 Norwich Ave – Central K-9 Dog Sports – Zone Change 2022-009 was accepted by the commission.

8. **Preliminary Reviews**
   a. ModWash, Karen Hutton – 120 South Main St – did not appear
   b. Motion to add #8b by B. Hayn, 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.** Central K-9 Dog Sports. Members discussed permitted uses for 493 Norwich Ave if the Zone Change application is approved for a change from SU to FDD.

9. **Old Business**
   a. **Town of Colchester Hayward Fire Department – Regulation Amendment 2022-008** – Members discussed maintenance of the dry hydrants after installation that would be inspected by the fire department and necessary easements. Motion by M. Noniewicz to approve application 2022-008 Colchester Hayward
Fire Department regulation amendment effective September 20, 2022. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

b. Town of Colchester Affordable Housing Plan – Motion by M. Kehoegreen to approve the AHP as presented. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

10. **New Business**
   a. Request for extension by Niantic Bay Group LLC 2022-007. Motion to accept request for extension by M. Noniewicz, 2nd by B. Hayn. **Vote was unanimous, motion carried.**

11. **Planning Issues and Discussions**
   a. Discussion re: Municipal Regulation of Cannabis Establishments – no discussion/action

12. **Correspondence** – see agenda packet

13. **Adjournment** – Motion to adjourn by B. Hayn, 2nd by M. Noniewicz. Meeting adjourned at 8:52 pm.

Respectfully Submitted By: Stacey Kilgus, Land Use Assistant
10. New Business

   a. Request for extension by Niantic Bay Group LLC 2022-007. The applicant requested an extension until October 7, 2022 so they would have time to address staff comments and submit revised plans. This is the second extension requested by the applicant. The two extensions together do not exceed the 65-day limit. Motion to accept request for extension by M. Noniewicz, 2nd by B. Hayn. **Vote was unanimous, motion carried.**
Wednesday, September 7, 2022
7:00 pm – Town Hall, Room 1
Regular Meeting

Minutes

Members Present: J. Mathieu, Chair, J. Novak, Vice Chair, B. Hayn, M. Kehoe, T. M. Noniewicz, S. Smith, S. Nadeau
Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant and Applicants

1. Call to Order – Chairman Mathieu called the meeting to order at 7:03 pm

2. Additions or Deletions to the Agenda – None

3. Minutes of Previous Meeting
   a. August 17, 2022 Regular Meeting – No Action taken. Minutes to be amended to add detail to item # 10a New Business. Amendment attached.

4. Public Hearings
   a. Niantic Bay Group LLC – Wall St near “0 Rutka Ln” – Special Permit (2022-007) – Chairman Mathieu opened the public hearing and asked if any members of the audience had concerns with commissioners seated. Hearing none, he asked if there was anyone who wished to speak in favor of the application and invited the applicant’s engineer, Gregg Fedus, Fedus Engineering, to speak first. Mr. Fedus discussed the application and provided the recent updates to the commission and public. Updates include a possible fence around the detention pond area in the center green space and the addition of an evergreen buffer around the entire development, except at the easement on the south west corner. Mr. Fedus also discussed recent comments from staff that had been addressed. Scott Hesketh, traffic engineer with FA Hesketh & Associates spoke about his analysis of the traffic impact this development would have on Wall Street and of the sight line variance granted by the ZBA in 2017 and stated the impact would be low and he concurs with the variance granted. Ed Casella, attorney for the applicant, addressed a concern about speed inside the development since this will be a private road and stated it could be enforced by the HOA. He also stated 10% of these houses, 2 units, would be sold under the provisions of the Affordable Housing statute.

The Chairman invited members of the audience to speak in favor of the application.
   • Joe Rutka, 180 Wall St, is the owner of the subject parcel. He discussed the appearance of the development from Wall St and that it would be set back far off the road. He discussed the history of the land ownership. He also described his vision for the new neighborhood community once it is completed.

The Chairman then invited members of the audience to speak who were in opposition of the application.
• Lillian Atkins, 148, 156 & 168 Wall St, spoke about the planned evergreen buffer, was concerned about the density of the houses and small space between the houses and her property line. She provided the commission a packet of photos showing the rear portion of her property and stated she is concerned about liability issues from children trespassing as well as her own security and trash being dumped on her land.
• Steven Schuster, 386 Westchester Rd, spoke about the Colchester community and its children.
• John Wissler, Lebanon Ave, asked about fire vehicles accessing the development.
• John Wissler, 220 Wall St, spoke about sight line and traffic studies he believes were done incorrectly. He also questioned the ownership of the roadway.
• John Knapp, 232 Wall St, spoke about the turning radius for the new fire apparatus and suggested widening the road. He said the units will be built too close together with respect to fire fighting capability. He also discussed the need for a traffic light at the intersection of Wall St and Old Hartford Rd in front of the fire department. He believes the number of houses to be built should be reduced. He asked who would be maintaining the center green space there.
• Dolores Tarnowski, 183 Wall St, lives across the street from the proposed road. She spoke about zoning regulations for the Town Center Zone and parts of the Plan of Conservation and Development. She asked about house design and sale price, construction timeline, snow removal and trash pickup.
• Billie Jo Schultz, 47 Gill St, asked about the traffic study and feels handicapped ramps off the sidewalk onto Wall St are not appropriate. She also questioned the capacity of the detention pond.
• Another member of the audience asked about traffic.
• John Knapp asked how many variances will be necessary for this to go through.
• John Wissler made further comments.

The applicant’s attorney addressed the testimony from the public and stated:

- The density for the proposed development meets town requirements.
- Plantings will be 5’ on center and will grow together to form a solid screen.
- Sinkholes on the neighboring property are unlikely from runoff as they are in a wetlands area.
- The turning radius for the fire apparatus was determined to be able to navigate the turn in the road. A mountable curb could be installed instead to allow fire vehicles to drive over them without damage to the curb or the vehicle.
- Any increase to the size of the road would increase the amount of pervious pavement.
- Land Use Regulations have been met for the zone.
- Construction timeline is 1-2 years.
- There is enough room for snow plows to come in a properly remove the snow from the roadway.
- Trash receptacles will be standard roadside bins.
- Handicapped ramps are appropriate everywhere if/when sidewalks are installed on Wall St in the future.
- No variances will be required.

Scott Hesketh addressed public testimony stating:

- Traffic counts were taken August 23-25.
- If the amount of trips per day was to double, the road would still have a good service level.
- The sight line variance was based on standard engineering practices and studies.

Ed Casella also addressed some of the testimony and stated:
- The type of homes proposed are starter homes and downsize housing.
- Center green space will be maintained by the HOA.
- School enrollment had been steadily dropping (a commission member pointed out that recent kindergarten enrollment, however, is up)
- A fence at the 3’ contour line could be added around the detention pond.
- The applicant could consider a fence buffer instead of trees.

Joe Rutka stated inheritors of the property signed over ownership of the roadway via a quit claim deed. A realtor estimated a sale price of $495,000 for one of the units.

John Wissler stated there was no benchmark shown on the plans.

Another resident asked what would happen if the project was left unfinished.

Gregg Fedus stated the benchmark is indeed shown on the sheet it should be on. There is a bonding process involved to hold the developer accountable.

Motion by M. Noniewicz to close the public hearing. 2nd by B. Hayn. Vote was unanimous, motion carried.

b. The Commerce Center – owner, 493 Norwich Ave – Zone Change (2022-009) – Chairman Mathieu opened the public hearing and asked if anyone, including the applicant, would like to speak in favor of the application. The applicant, Todd Gustafson, quickly explained the plan for the property and that a zone change would be required. The tenant interested in renting the building explained the nature of the business. The business would be classified as Retail. The Chairman invited anyone to speak in opposition. Hearing none, motion by M. Noniewicz to close the public hearing. 2nd by B. Hayn. Vote was unanimous, motion carried.

5. Five Minute Session for the Public – None

Motion by M. Noniewicz to address #6b first. 2nd by B. Hayn. Vote was unanimous, motion carried.

6. Pending Applications

a. Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit (2022-007) – Members felt more time to review the information for the application was necessary prior to their deliberation. At the late point in the evening, no action was taken to allow for a longer discussion. Motion by M. Noniewicz to postpone action to the September 21 regular meeting. 2nd by M. Kehoegreen. Vote was unanimous, motion carried.

b. (addressed first) The Commerce Center – owner, 493 Norwich Ave – Zone Change (2022-009) – Members discussed the application and felt the impact of changing the zone is minimal since the property abuts the FDD. Motion by B. Hayn to approve the Zone Change Application 2022-009 from The Commerce Center LLC 493 Norwich Ave (MBL# 29-00/003) for a change from the Suburban Use Zone to the Future Development District effective 9/22/22. 2nd by M. Kehoegreen. Vote was unanimous, motion carried.
7. New Applications – None

S. Kilgus exited the meeting at 9:47 pm.

8. Preliminary Reviews

   a. Connecticut Data Park – Old Amston Rd MBL#06-06/017-000 – Regulation Amendment, LSIA – Attorney Harry Heller, Uncasville, CT, Peter Carli and John Matheson spoke to the commission about a proposed change to the LSIA regulation to a floating zone concept that would permit them to construct a Data Center powered by Fuel Cell systems that convert natural gas into electricity. They propose building a 250,000 sq ft facility in two buildings. Members asked about additional site security needs. The site will include parking.

9. Old Business

10. New Business

11. Planning Issues and Discussions

   a. Cannabis Moratorium extension - public hearing will be held September 21, 2022.

12. Correspondence - attached

13. Adjournment – Motion to adjourn by B. Hayn, 2nd by M. Noniewicz. Vote was unanimous, motion carried. Meeting adjourned at 10:07 pm.

Submitted By, S. Kilgus Land Use Assistant
APPLICATION NO._____________________

TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR SITE PLAN APPROVAL

This application form and five (5) sets of plans shall be submitted to the Zoning and Planning Commission Office no later than noon on the Thursday before the next regularly scheduled meeting, (the first and third Wednesday of the month excepting Holiday periods). A Statement of Use as described in Section 12.5.3.A shall be submitted in addition to this application.

NAME OF APPLICANT _Rodney Goldberg_ (Please Print)

MAILING ADDRESS _PO Box 671_ (Please Print)

_Colchester_ CT 06415 TELEPHONE (860) 537-7900
(City) (State) (Zip)

OWNER OF RECORD _Rodney Goldberg_ (Please Print)

MAILING ADDRESS _PO Box 671_ (Please Print)

LOCATION OF BUILDING LOT _44 Amston Road, Colchester, CT_

IS THIS PROPERTY LOCATED IN: _No_ AQUIFER PROTECTION ZONE; _No_ LOCAL HISTORIC DISTRICT; _No_ HISTORIC PRESERVATION OVERLAY ZONE

INTENDED USE(S) _Improved on-site vehicular circulation of existing car wash facility_

SQUARE FOOTAGE OF USE(S) _4,935 sq ft_ ZONE SU/AC Overlay LOT SIZE 1.16 Acres

ASSESSOR’S MAP _Map 15 / Block 00_ LOT _20-1_

ENGINEER/SURVEYOR _Brandon Handfield, PE_ TELEPHONE (860) 387-7264

MAILING ADDRESS _191 Norwich Ave, Lebanon, CT 06249_ (Please Print)

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED

NAME _Brandon Handfield, PE_ (Please Print)

ADDRESS _191 Norwich Ave_ (Please Print)

_Lebanon, CT 06249_ TELEPHONE (860) 387-7264

RODNEY GOLDBERG Sep 8, 2022 RODNEY GOLDBERG Sep 8, 2022
APPLICANT(S) SIGNATURE OWNER(S) SIGNATURE

For Official Use:
APPLICATION SUBMITTED ______________ ZPC FEE PAID ______________
FIRST ENGINEERING REVIEW FEE PAID ______________
FIRST HEALTH REVIEW FEE PAID ______________

Rev 12/03/04
COLCHESTER PLANNING AND ZONING APPLICATION
FOR SITE PLAN APPROVAL

STATEMENT OF USE – SUPPLEMENTAL NARRATIVE

DESCRIPTION OF PROPOSED ACTIVITY

Diamond Sparkle Car Wash is proposing to construct site modification to improve the use and on-site vehicular circulation at the existing car wash located at 44 Amston Road in Colchester, CT. The subject parcel is described below and hereinafter described as the “Site”.

- 44 Amston Road, State Route 85, consisting of 1.16 acres, identified as Map 15, Block 00, Lot 20-1 on the Town of Colchester Tax Assessor Mapping.

The Site is located within the Arterial/Commercial Overlay (A/C Overlay) of the Suburban Use Zoning District (SU). Per Section 7.2.5 of the Zoning Regulations the car wash is a permitted use within the district as a “repair service including auto, boat and truck without outdoor storage or activity that utilize no more than two (2) acres”.

The proposed work will consist of improving the use and visibility of the existing car wash tunnel, adding designated access and queuing lanes for the car wash tunnel, relocating the 15’ one-way bypass lane, and creating designated parking areas for the vacuum stations. The full site improvement plan will include:

- Clearing and grubbing of brush and small trees along the top of an existing fill mound.
- Extension of the car wash tunnel entrance.
- Construction of 2 designated car wash tunnel access lanes with automated controls and gates.
- Installation of attendance enclosure at car wash tunnel lanes.
- Relocated and reconstruction of 15’ wide one-way bypass lane around east end of site.
- Construction of designated parking lane for vacuum stations.
- Relocation and addition of pole-mounted area lighting.
- Drainage improvements including addition of pervious pavement and stone rain garden.
- Interior landscaping.
- Erosion and sedimentation control measures.

SITE PLAN REGULATIONS COMPLIANCE

Based on review of the Site Plan Requirement Chart included in Section 15 of the Colchester Planning and Zoning Regulations, the proposed activities require compliance with Site Plan Class 2 requirements (Section 15.4). Compliance is demonstrated herein by addressing each of the subsections of Section 15.4.

15.4.1 Compliance: The content of the following subsections, with the accompanying signatures, demonstrates that all of the Section 15.4 subsections have been addressed.

15.4.2 Site Plan: A Site Plan Set is identified in the submittal transmittal document and five (5) 24” x 36” copies are included for review.
15.4.3 Utilities: The requested information is provided on the Site Plan Set. There are no changes to the existing water supply, sewage disposal, solid and liquid waste disposal, and other utilities. Drainage modifications are designed to minimize any environmental impact.

15.4.4 Parking/loading requirements: No increase in daily visits is anticipated since the improvements only affect the efficiency and safety of the vehicular traffic on-site. Parking is provided at the vacuum locations.

15.4.5 Traffic: The improvements will not affect traffic on Amston Road since, as stated in 15.4.4 above, no increase in daily visits is anticipated.

15.4.6 Compliance demonstration: As stated above, regulation compliance is being ensured by addressing each of the Section 15.4 subsections.

15.4.7 Toxic/hazardous materials: There are no changes to any of the materials used, stored, or processed on the Site since the actual wash facility of the Site is not being change, only the vehicular traffic layout on-site.

15.4.8 Abbreviations/symbols: The Site Plan Set includes legends that define appropriate abbreviations and symbols on the plans (Sheet 2) and the survey map.

15.4.9 Dimensional requirements: The Site Plan Set includes a Zoning Table and a Wetlands Impact Table (both on Sheet 2) that include the dimensional requirements and the corresponding actual dimensions.

15.4.10 Parking requirements: The long-term parking is required for the car wash use other than for employees. Short term parking for patrons is provided at the vacuum stations and in the self-wash bays during active facility use. Employees park adjacent to the detail bay and adjacent to the automated car wash tunnel entrance.

15.4.11 Address/owner information: The Title Sheet of the Site Plan Set includes the owner's name and address, as well as the assessor's map/block/lot number.

15.4.12 Property boundaries, dimensions, and area: The Site Plan Set includes all the listed information in the survey map. The property boundaries and area are also included in the Site Plan Set.

15.4.13 Wetland and Floodplain limits: The limits of the wetlands, as determined by on-site inspections, are shown on the Site Plan Set as delineated by Martin Brogie, LEP, Soil Scientist. The limits of the Upland Review Area (75 feet from the wetlands limit) are also shown on the Site Plan Set. The site is located within Flood Hazard Zone X as referenced on the survey map.

15.4.14 Existing and proposed Buildings, signs, driveways, etc.: All requested item locations are shown on the Site Plan Set.

15.4.15 Dimensions of all yards: Minimum dimensions for yards are included in the Zoning Table on Sheet 2 of the Site Plan Set, well as being shown pictorially on that same sheet.

15.4.16 Water supply and sewer disposal facilities: The Site is serviced by city water and sewers as shown on the Site Plan set and the survey map. No changes to the operation or water consumption for the existing car wash are proposed.
15.4.17 Contour lines: Contour lines are shown at 1-foot intervals. Existing and proposed grade contour lines are shown on the Site Plan set and Survey map. Details of the proposed grading are included on Sheet 3.

15.4.18 Existing and proposed drainage structures: Existing and proposed drainage information is shown on the Site Plan set and Survey map. Details of the proposed drainage are included on Sheet 3.

15.4.19 Proposed landscaping: No changes to the existing site landscaping are proposed at the front of the Site. The proposed modifications to the rear (east) include the addition of a planted landscape island as shown on the Site Plan Set. Native shrubs will also be planted between the new curb line and wetlands to enhance the buffer. The existing mature vegetation to the rear of the site will remain.

15.4.20 Paving requirements: Sheet 5 of the Site Plan Set contains a detail specifying an impervious bituminous concrete thickness of 3". In addition, there is a detail specifying a 4" thickness for porous bituminous.

15.4.21 Driveway widths and exit sight distances: Driveways within the improved areas exceed the 15-foot one-way and 24-foot two-way width requirements. The existing driveways to the west of the existing building will not change. The exit intersection sight distances are not changing since no reconstruction work will be performed on the street side of the building.

15.4.22 A-2 survey: An A-2 survey of the Site was prepared by Kevin D. Franklin, PLS (License No. 70381) of Franklin Surveys. The survey map, dated April 19, 2022, is included in the Site Plan Set.

15.4.23 Other required State, local, and Federal approvals: Approval is required by the Colchester Conservation Commission. Submission to the Conservation Commission was made on August 4th and discussed at the Commission’s meeting on August 10th. That submittal is under review.

15.4.24 Building Setback lines, lot width, etc.: Required building setbacks, along with the requested lot width and area, are included in the Zoning Table on Sheet 2 of the Site Plan Set. The applicable setback lines are also shown on Site Plan Set. Parking is discussed in 15.4.10. The car wash facility itself is not being modified, so architectural elevations and photographs are not included.

15.4.25 Any additional information required by the Commission: No additional information has been requested at this time.

15.4.26 Sidewalk/public trails: There are no public trails on the Site. The sidewalk on the westerly edge of the property on Amston Road is not affected by the improvements since all the improvements are being done behind (to the east) of the car wash building itself.

Applicant/Owner: 

Signature 

Rodney Goldberg 

Printed 

Date: Sep 9, 2022
September 13, 2022

To: Colchester Conservation Commission and Planning & Zoning Commission
From: Salvatore Tassone P.E. – Town Engineer

The referenced revised plan has addressed all of my previous comments.
September 16, 2022

Rodney J. Goldberg
P. O. Box 671
Colchester, CT 06415

RE: Diamond Sparkle Car Wash, 44 Amston Road, Colchester, CT

Dear Mr. Goldberg:

The Colchester Conservation Commission **APPROVED** application #W2022-3074 at their regularly scheduled meeting held on September 14, 2022.

The Commission determined that the proposed work associated with the car wash shall create only minimal and short term impacts to the regulated areas on the site. These impacts have been mitigated to the maximum extent possible through the use of best management practices. Finally, the application is compliant with the Town of Colchester Inland Wetlands and Watercourses Regulations.

The authorized activity must be initiated within five (5) years of issuance of this permit, September 14, 2022. This permit, if not previously revoked or specifically extended, shall become null and void on September 14, 2027.

In addition, this permit shall include the following general provisions:

- a. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
- b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Colchester, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all private rights and to any federal, state and municipal laws or regulations pertinent to the property or activity.
- c. If the activity authorized by the inland wetlands and watercourses agency also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, under sections 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
- d. In constructing the authorized activities, the permittee shall implement such management practices consistent with the 2002 Connecticut Erosion and Sedimentation Guidelines as amended and conditions the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses. Routine inspections shall be performed to ensure safe operation.

Should you have any questions regarding this notice of approval, please do not hesitate to contact me at (860) 537-7283, or you can also send your questions to me via email at: cszymanski@colchesterct.gov.

Sincerely,

Carol Szymanski
Wetlands Enforcement Officer

cc: Brandon Handfield, Yantic River Consultants, LLC