

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

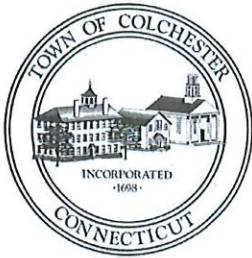
**Wednesday, August 17, 2022
7:00 pm – Town Hall, Room 1**

Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. July 27, 2022
4. Public Hearings
 - a. Town of Colchester Affordable Housing Plan
 - b. Niantic Bay Group LLC – Wall St near “O Rutka Ln” - Special Permit (2022-007)
5. Five Minute Session for the Public
6. Pending Applications
7. New Applications
 - a. The Commerce Center LLC, owner – 493 Norwich Ave – Central K-9 Dog Sports - Zone Change (2022-009)
8. Preliminary Reviews
 - a. ModWash, Karen Hutton - 120 South Main St
9. Old Business
 - a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)
10. New Business
11. Planning Issues and Discussions
 - a. Discussion re: Municipal Regulation of Cannabis Establishments
12. Correspondence - attached
13. Adjournment

RECEIVED
COLCHESTER, CT
2022 AUG 12 PM 3:31
Gayle Furman
GAYLE FURMAN
TOWN CLERK



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

Wednesday, July 27, 2022
7:00 pm – Town Hall, Room 1
Special Meeting
MINUTES

RECEIVED
COLCHESTER, CT
2022 JUL 29 PM 1:40
Gayle Furrman
TOWN CLERK

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, M. Kennoogreen, S. Smith, B. Hayn

Absent: S. Nadeau

Also Present: A. Lago Zoning Enforcement Official, S. Kilgus Land Use Assistant and Applicants

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:02 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - a. June 15, 2022 – Motion by M. Noniewicz to approve the minutes as written, 2nd by B. Hayn. **Vote was unanimous. Motion carried.**
4. **Public Hearings**
 - a. **Niantic Bay Group LLC – 0 Rutka Ln - Special Permit (2022-007)** – A. Lago read the legal notice. Chairman Mathieu asked if anyone in the audience had concerns with any of the commissioners seated. Hearing none, he asked the applicant to present the application to the group. Gregg Fedus, Fedus Engineering, discussed plans for the 20-unit housing project on 6 acres off Wall St. Topics discussed were site, drainage, landscaping and traffic. Attorney Ed Casella spoke of the variance for the sight line in 2017 that was reduced from 500' to 380'. The Chairman then asked if any members in the audience desired to speak in favor of the application. J. Rutka, 180 Wall St, noted high density housing should be encouraged between industrial and single-family homes. The Chairman then asked if anyone in the audience wanted to speak in opposition to the application. S. Bisson, 223 Wall St, questioned why the property address did not appear on the legal notice. L. Atkins, 156 & 168 Wall St, spoke of runoff from the industrial area on Upton Rd coming onto her land. She requested a clarification on grading to prevent increased runoff. J. Wissler, 220 Wall St, asked about the Aquifer Protection Zone and question the accuracy of the traffic study and sight line analysis. S. Bisson mentioned placing stop signs on Wall St at the intersection with the new road. D. Tarnowski, 183 Wall St, spoke about traffic, a large tree in the vicinity and about staff comments. The applicant spoke to the concerns from abutters and explained grading, drainage and sump pumps, confirmed the 380' sight line as well as the desire to save the large tree. The 100 yr storm would not fill the retention basin. Sump pumps will be backed up by batteries capable of running for 72 hours. The Affordable Housing requirements related to a housing development of this size will be addressed by staff. Motion by M. Noniewicz to continue the public hearing, 2nd by J. Novak. **Vote was unanimous, motion carried.**

5. **Five Minute Session for the Public** - None

6. **Pending Applications** - None

7. **New Applications** - None

8. **Preliminary Reviews** - None

9. **Old Business**

- a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – A. Lago will draft the text of the regulation amendment. No action taken.

10. **New Business** - None

11. **Planning Issues and Discussions**

- a. Discussion re: Municipal Regulation of Cannabis Establishments – Members discussed the draft of the regulations regarding cannabis license types, business types and appropriate areas for the establishments to be located in town. Members were in agreement regarding zoning districts to allow these businesses to operate. Provisions to the regulations include proximity to a school or day care, on-site consumption, traffic and security. Members discussed removing the Arterial Commercial and Future Development districts from the large scale indoor industrial regulation. A public hearing will be required.

*M. Noniewicz left the meeting.

- b. Discussion re: non-conforming use A. Lago solicited input from the commission regarding non-conforming use. Expansion vs. intensification was discussed. Michelle Martineau, a representative for a prospective business owner, attended the meeting to discuss a parcel in the suburban use district and the potential of opening a dog obedience and sports training school in a location that is already a non-conforming use.

12. **Correspondence** – None

13. **Adjournment** – Motion to adjourn by J. Novak, 2nd by B. Hayn. ***Motion carried, meeting adjourned at 9:12 pm.***

Respectfully submitted by,

Stacey Kilgus



Town of Colchester

FINAL DRAFT

Affordable Housing Plan

[Insert Town Reviewing Authority here]

Adopted [insert date here]

Completed in Partnership with

Town of Colchester Planning and Zoning Commission



Consultant

SLR International Corporation



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Appendices

Appendix A: Survey Results

Appendix B: Data Analysis & Housing Needs Assessment

Community Values Statement

The Town of Colchester is an historically rural Town with access to natural resources, farmland, open space, and trails. The concentration of commerce and services at its core provide great convenience for its residents and attract a customer-base from a range of surrounding rural communities. An inclusive housing stock that provides a range of housing options to current and future residents will allow a diversity of households to benefit from Colchester's many assets.

Colchester embraces a diverse and inclusive housing stock that provides affordable homeownership opportunities, quality rental options, and housing choices for all household types, income levels, and life stages. Colchester's housing diversity allows young people to live in the community where they grew up, enables residents to downsize within the community, and provides housing opportunities that strengthen Colchester's economic base as well as that of the region. Colchester is fortunate to have cultivated a well-balanced housing stock, but a proactive approach to the satisfaction of all current and future residents is necessary for a sustainable future.

The community must work together to preserve and improve the housing stock to meet its needs. Continued efforts to increase housing affordability will ensure that existing residents can continue to live in the community as they move through different life stages and lifestyles. Colchester prides itself on its excellent quality of life for all residents, quality town services, and access to open space, recreational, and cultural opportunities

Future housing development should continue to align with the unique characteristics of each zoning district and in accordance with the Plan of Conservation and Development.

Introduction

The Town of Colchester has developed this Affordable Housing Plan, which identifies strategies to grow the number of affordable housing units over the next five years in a manner that aligns with community values. This plan is intended to satisfy the statutory requirements under CGS Section 8-30j. Affordable Housing Plans must be updated every five years per state statute.

What is Affordable Housing?

In CGS Section 8-30g, the State defines Affordable Housing as housing that costs 30% or less of household income for households making less than 80% of state or Area Median Income (AMI), whichever is lower. As of 2021, a family of four making less than \$79,900 per year or an individual making less than \$55,950 per year could qualify for affordable housing in Colchester. Income limits are updated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). According to data from the HUD, about 26% of Colchester households make less than 80% of Area Median Income and may be eligible for affordable housing programs.

Affordable housing, as the State defines it, typically only includes protected units that are reserved for low-income households through deed restrictions or through governmental assistance programs such as housing vouchers or subsidized mortgages. According to 2021 data published by the Connecticut Department of Economic and Community Development (DECD), 537 or 8.7% of Colchester's total housing units were protected affordable units. Colchester also has many naturally occurring affordable housing (NOAH) units. While these units may be affordable to low-income households today, they may not be affordable in the future if rents or home sale prices increase.

A common myth around affordable housing is that it consists only of higher density apartments. This is not true. Affordable housing can be like any other type of housing and comes in many forms, shapes and sizes ranging from single-family homes to duplexes and from townhomes to apartments. It can be privately owned or rented. It can house seniors, families with children, single individuals, or persons with disabilities. It can also come in a range of architectural styles making it virtually indistinguishable from other housing types. While some affordable housing units are owned and managed by public entities, like the Colchester Housing Authority, most are privately owned and managed.

Why is Affordable Housing Important?

Affordable housing provides many benefits to the community. Growing the number of affordable housing units would allow those with roots in the community to continue living here, regardless of their economic status. Affordable and diverse housing choices would allow young adults to

move back to the community, in which they grew up. Seniors would be able to remain in the community after they retire and have opportunities to downsize, should they choose. Households that experience a loss of income due to economic circumstances, disability, divorce, or loss of a spouse, will not be displaced from the community, due to the inability to pay for housing. Workers in essential jobs such as teachers, grocery store workers, home health aides, childcare workers, restaurant workers, and first responders would have an opportunity to live where they work or attract new residents who could contribute to the local economy. Affordable housing can also support businesses by providing housing choices for entry level workers, medical residents, and lower wage workers at major employers.

Plan Development Process

This Affordable Housing Plan for Colchester was developed over a five month period and provided opportunities for community participation. A project website was launched through ArcGIS StoryMap to engage and educate residents of Colchester on different types of affordable housing, share project updates, and solicit feedback through online surveys.

A community survey ran from January to February 2022 and gathered input from 323 residents (2% of the population) of Colchester on community values and housing needs. The key findings of the survey were:

- 37% of respondents were not aware of any affordable housing in Colchester today
- 42% of respondents know someone struggling with housing costs
- The top characteristics that make Colchester a great place to live were identified as the small town feel, green spaces, town center, sense of community, location and accessibility, and the people.

Introduction to Colchester

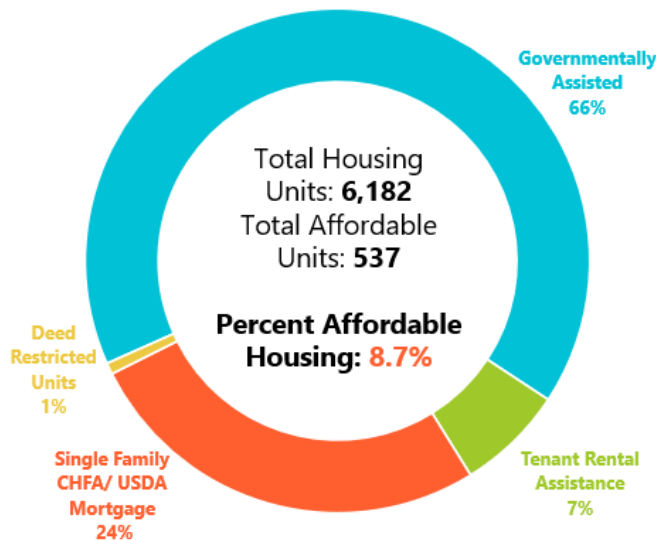
Colchester is a small rural town of 15,500 residents located in western New London County. The town is bounded by Marlborough and Hebron to the north, Lebanon and Bozrah to the east, East Haddam, and Salem to the south, and East Hampton to the west. Colchester is located about 25 miles southeast of Hartford and 25 miles northwest of New London and Norwich.

Colchester developed around the confluence of several significant State arterial routes. As a regional “hub”, the concentration of goods and services attracts visitors and customers from surrounding rural areas. Colchester also boasts a number of pristine open space and vibrant agritourism assets. Colchester takes great pride in its village character in the town center, specifically around the historic town green, and the rural character of the periphery of town.

Outside the center of town, Colchester is generally a bedroom community. While it was one of the fastest growing residential populations in the state, peaking in the 1990’s, it remains a desirable place to live. As of the 2019 American Community Survey, Colchester has 6,145 households with a median household income of \$107,914.

Affordable Housing in Colchester

Affordable Housing Units in Colchester



Source: DECD Affordable Housing Appeals List, 2021

Protected Units

As of 2021, 537, or 8.7% of Colchester’s total housing units are protected affordable units. This includes 364 governmentally assisted units, 37 units receiving tenant rental assistance, 132 USDA or CHFA mortgages, and 4 deed restricted units. Colchester has a larger share of protected affordable units than its peer communities in southeastern Connecticut.

Since 2002, Colchester has lost a number of affordable housing units. Colchester had over 11.7% of their housing stock as protected affordable housing units in

2002. Due to the increase in the overall number of market-rate units and a loss of affordable units, the overall percentage has decreased in the past 20 years. The different types of affordable housing in Colchester today are described in the sections below.

Colchester Housing Authority

Since 1967, the Colchester Housing Authority has provided clean, safe, affordable housing to the most in-need senior population. The Housing Authority oversees 30 residential apartment units in Ponemah Village and 40 residential apartment units in Dublin Village. The Housing Authority also manages a co-op called Breed's Tavern, open to families with at least two children under the age of 18.



Housing Vouchers

Housing Vouchers including Section 8 or RAP certifications utilize specific formulas to determine what the rental payments of the tenant are. Colchester residents who have a housing voucher, will often have to pay approximately 30% of their household income directly to the landlord and the voucher or certificate pays the rest to the landlord. Vouchers assist families to pay an affordable amount for housing and have funds for other basic needs.

Connecticut Housing Finance Authority Programs

The Connecticut Housing Financing Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of housing for low- to moderate-income families and persons in the state and, when appropriate, to promote or maintain the economic development of the state through employer-assisted housing efforts. Mortgages through CHFA are available for first time homebuyers purchasing homes that are within the CHFA Sales Price Limits who have a gross income that is within the Income Limits. Over the last 5 years, CHFA mortgages were used by 48 households to purchase homes in Colchester.



Private Affordable Housing

Private housing on the open market may be affordable to low-income households. It is sometimes referred to as Naturally Occurring Affordable Housing (NOAH). This housing has no deed restriction or subsidy, but still costs a low-income household no more than 30% of their income. However, low-income households must compete with other more affluent households to occupy these units. As prices rise, the affordability of these units may disappear.

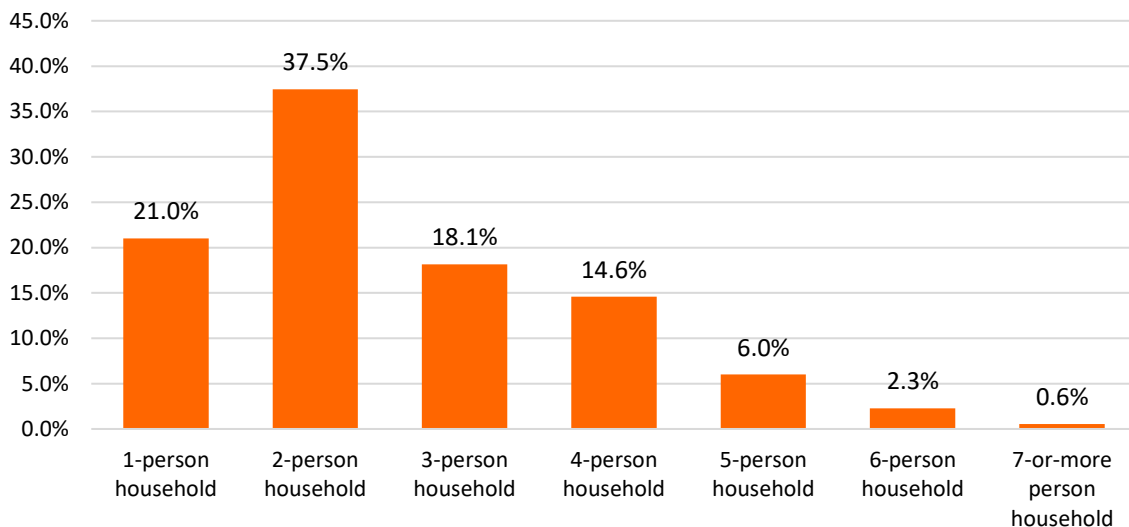
Housing Needs Assessment

This section presents a summary of the key findings from the Housing Needs Assessment. For the complete Housing Needs Assessment, please see *Appendix B*.

Demographics

- Colchester’s population increased rapidly since the 1960s to 2010 reaching a high of 16,068.
- After 2010, the Town’s population saw a slight decline for the first time to 15,555 in 2020 but is predicted to remain stable.
- The Connecticut Data Center projects that by 2040, Colchester’s population will recover slightly and remain stable.
- When looking at age distribution, Colchester has seen decreases in the number of school age children and small increases in young adults from age 20 to 34.
- There have been decreases in older adults from 40 to 55 but large increases in the “baby boomer” population aged 55 to 84.
- Between 2010 and 2019, the portion of the population age 65 or over grew from 10.8% to 14.2%.
- Colchester has seen a shift towards smaller households. Currently, the average household size in Colchester is 2.6.
- 56% of households in Colchester are married couples and 21% of households are individuals living alone. 57.5% of all households contain either one or two people.

Colchester Household Size Distribution

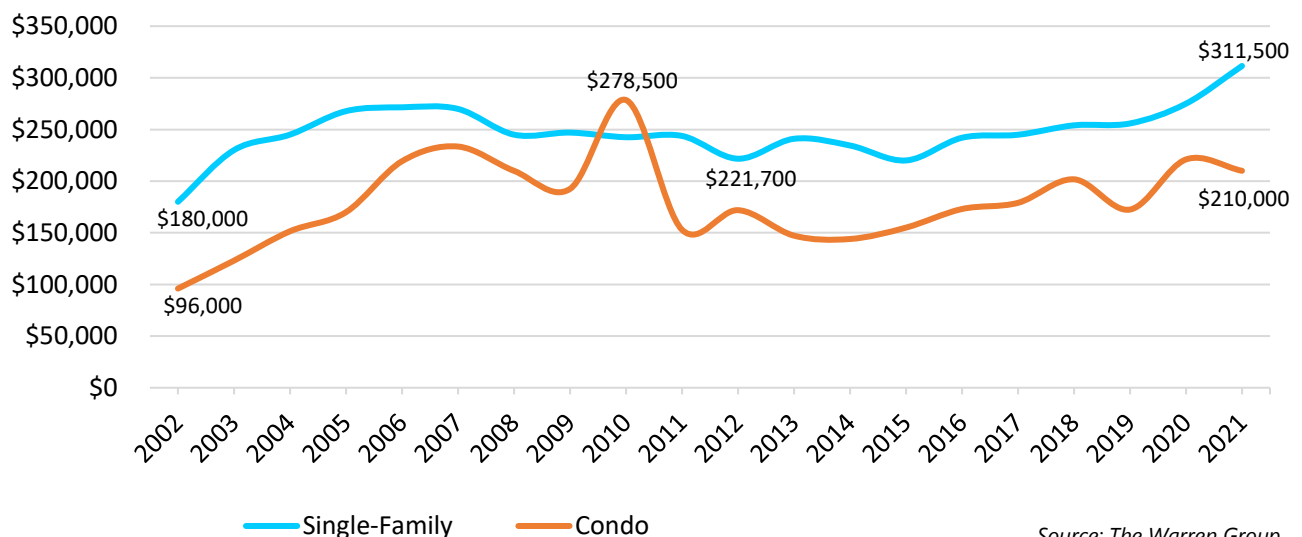


Source: 2019 ACS 5-Year Estimates, Table B11016

Housing Stock

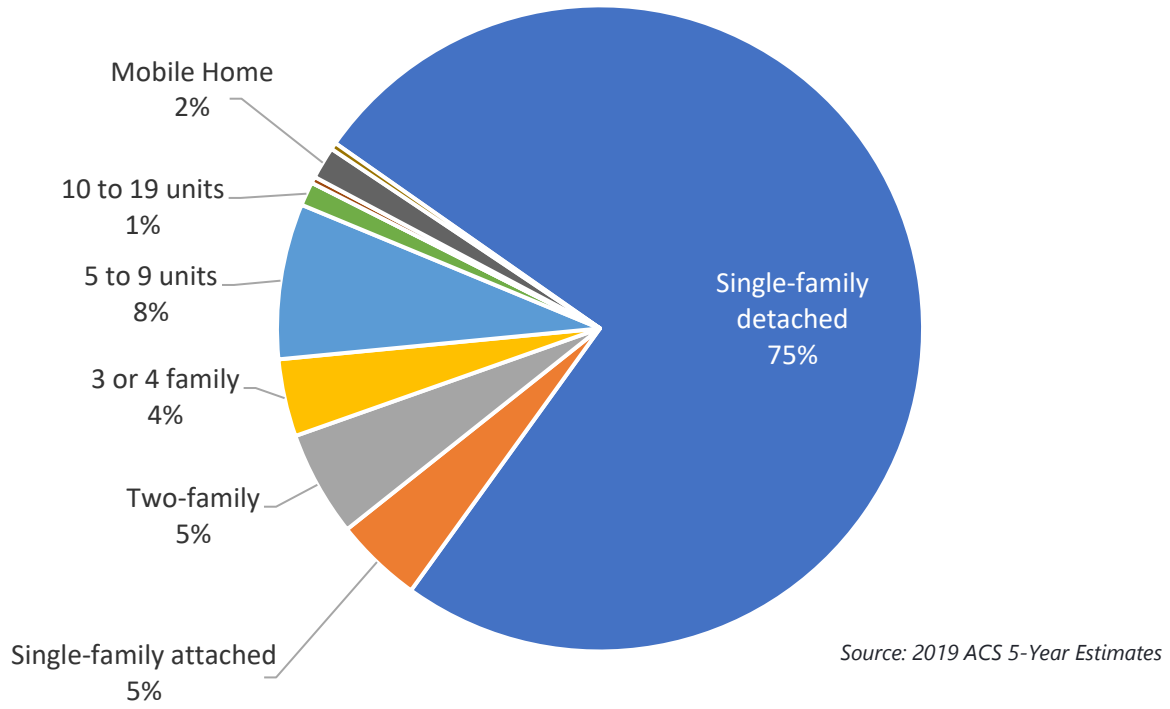
- Colchester has a larger percentage of homeowners than New London County as a whole and a smaller portion of renters.
- 75% of Colchester’s dwelling units are single-family detached.
- All types of multi-family dwellings make up 18% of the total housing stock with the most common type being 5-to-9-unit apartment buildings
- 2% of residents live in mobile homes
- The number of one- and two-bedroom units in Colchester is lower than County and State averages.
- The number of 3-bedroom units is substantially larger than the County and State averages and represents 50% of all units in Colchester.
- Home values in Colchester show some “naturally” affordability but may still exceed affordability levels for lower income residents. Nearly 65% of homes are valued under \$299,999 with 22% under \$199,999.
- The median sale price for single-family homes has been increasing steadily since 2017 and is now an all-time high of \$311,500.
- Sales have been relatively stable since recovering from recession of 2008 and are close to but not quite back to levels of early 2000s.
- Rents in Colchester also shows some are also more naturally affordable units. Rent prices under \$2,000 per month account for 88.7% of rental units. [\[See Appendix B\]](#)

Town of Colchester Median Home Sale Price



Source: The Warren Group

Colchester Dwelling Types



Housing Need

How many Colchester Families Need Affordable Housing?



Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2013-2017

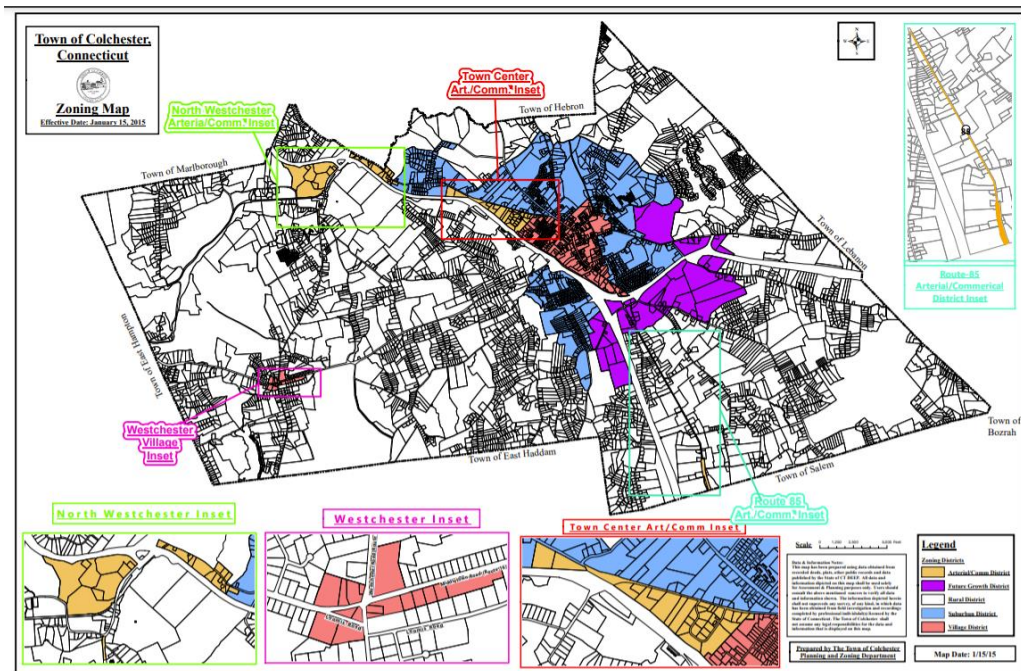
- There are **1,550** households in Colchester (**26%** of total) who meet the definition of low income (earning less than 80% of Area Median Income).
- Cost burdened households spend greater than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. About 1,550 or 26% of Colchester’s households are cost burdened. Seniors and renters making less 80% of AMI are disproportionately cost burdened compared to the total population.
- A housing gap analysis was performed comparing the supply of “naturally occurring” affordable housing to local demand. The gap analysis indicated that Colchester would benefit from more owner and rental options for all low-income households but particularly for individuals living alone, seniors and young people.
- The Town’s smaller household sizes indicates that smaller sized multi-family housing units (1 or 2 bedrooms) could benefit this group.

Land Use & Zoning Assessment

This section presents a summary of the key findings from the Planning and Zoning Review. For more details, please see *Appendix B*.

- Colchester’s zoning consists of five zoning districts:
 - **Rural Use:** Agriculture, single- and two-family homes permitted.
 - **Suburban Use:** Majority of population, single- and two-family homes allowed by-right. Multi-family is allowed by Special Permit.
 - **Town Center/Westchester Village:** Mixed-use, walkable development. Single-, two- and multi-family units allowed by-right.
 - **Future Development:** Non-residential development in appropriate locations. Mixed-use residential is allowed by Special Permit.
 - **Commercial/Arterial District:** allows for commercial and business uses along major arterial routes

- **Accessory Dwellings Units are allowed by Zoning Permit**



Source: Colchester Planning Department

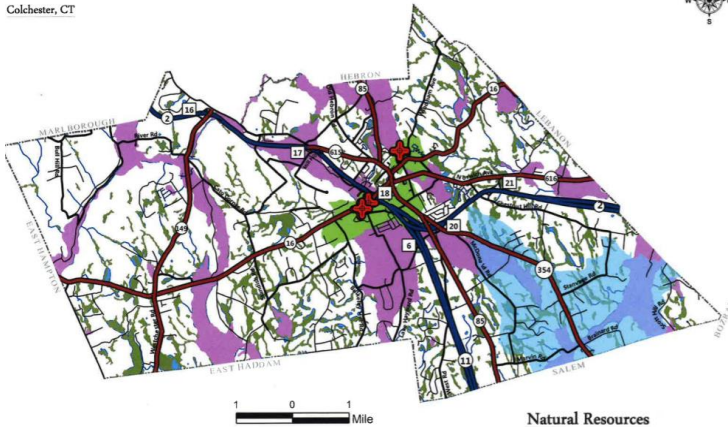
Infrastructure Assessment + Natural Constraints

- Colchester has a limited water and sewer district that encompasses only the areas closest to the Town Center
- Sewer also runs along a portion of Route 2
- A study in 2010 investigated the capabilities of the water and sewer systems within the community and identified ways to provide water and sewer service to properties in the future development area
- The POCD recommends that the "Rural" district remain as sewer avoidance area

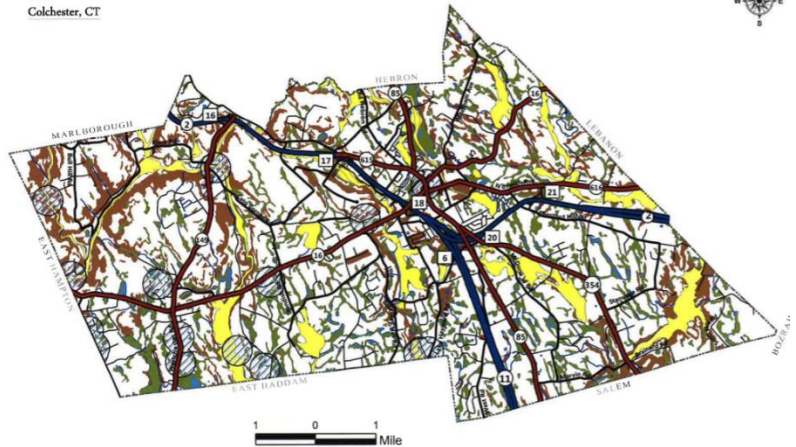


Source: Colchester POCD

Water Resources
Colchester, CT



Natural Resources
Colchester, CT



Source: Colchester POCD

Objectives, Strategies and Action Steps

1. Update regulations for and expand knowledge of Accessory Dwelling Units (ADUs)

ADUs are smaller apartments that exist as secondary housing units on the same property as a single-family home. Colchester currently allows ADUs in certain zoning districts with certain restrictions. Not very many homeowners have pursued adding ADUs to their property in the last several years.

Potential Action Steps:

1.1 Colchester Town Staff in conjunction with the Planning and Zoning Commission should study the Town's ADU regulations and consider amendments to existing ADU regulations. For example, things to consider include: 1. increase flexibility by allowing for attached and detached ADUs; 2. loosen architectural and parking requirements while maintaining design guidelines for aesthetics; and 3. loosen annual affidavit and recording requirements.

1.2 The Town staff in conjunction with the Planning and Zoning Commission could consider furthering the education of ADUs in the Town by preparing handouts, brochures, and a devoted information link on the Town's Planning Department webpage. The focus will be to expand understanding of the zoning process and options for ADUs within the Town. The devoted webpage would include information for private property owners to utilize in determining how to comply with the ADU regulations and where ADUs could be located on their property.

2. Encourage and promote "Middle Housing" typologies, particularly cottage clusters

"Middle Housing" is a concept promoting a form of multi-family unit design that is compatible in scale and form with single-family homes. This type of housing is usually 1.5 to .5 stories in height and includes two-family units (duplexes), three-family units; fourplex units and cottage courts. These type of units are particularly beneficial near amenities and in walkable neighborhoods and areas.

Potential Action Steps:

2.1 Colchester Town Staff in conjunction with the Planning and Zoning Commission should further study the middle housing concept and its various typologies. Areas to be targeted should be closest to amenities and Town center and consideration should be given to as of right development in certain areas. The conversion of existing single-family houses where appropriate should also be considered. Units could be naturally affordable or combined with other strategies to encourage deed-restricted affordable units.

~~2.2 At the completion of the study, any recommended Zoning Regulation amendments should be considered by the Commission pursued and the provision of some middle housing development by right.~~

3. Promote housing opportunities within the village center through a Housing Overlay Zone

Specific areas of the Village Center could be targeted for affordable housing through a Housing Overlay Zone (HOZ). The HOZs would offer potential developers flexibility in developing more housing through incentives such as: density bonuses, increased heights, lower parking requirements, and by-right or administrative project approvals. This would allow housing in locations that currently are not zoned for residential uses.

Potential Action Steps:

~~3.1 Colchester Town Staff in conjunction with the Planning and Zoning Commission should further study Housing Overlay Zones and identify geographic area(s) for HOZs based on community input (near Town Center).~~

~~3.2 Following identification of HOZs areas, the Planning and Zoning Commission should study further to select percentage of affordable units required for projects to qualify for overlay zone incentives and at what rates and develop a package of incentive that would be given to qualifying projects based on desired project elements.~~

~~3.3 At the completion of the HOZ study, any recommended Zoning Regulation amendments should be considered by the Commission. Colchester [can be more specific] to develop a package of incentives given to qualifying projects based on desired project elements~~

4. Consider updates to and new strategies for Inclusionary Zoning regulations

Colchester adopted an inclusionary zoning regulation in 2015. The Planning and Zoning Commission ~~should~~ ~~desires to~~ revisit these regulations for potential updates and changes.

Potential Action Steps:

~~4.1 The Planning and Zoning Commission should review the current regulations and consider the following changes: create a voluntary program; consider targeting the Town Center areas, re-evaluate percentage of affordable units and income levels; ~~and~~ consider possible payment-in-lieu options; and consider the connections between inclusionary zoning regulations and middle housing and housing overlay zones.~~

~~4.2 Once the review is complete, the Planning and Zoning Commission, any recommended Zoning Regulation amendments should be considered by the Commission. will pursue amending the Zoning Regulations with the desired revision for the inclusionary zoning regulations.~~

~~4.3 The Town should consider the connections between inclusionary zoning regulations and middle housing and housing overlay zones.~~

5. Work with the Connecticut Housing Finance Authority to promote first-time homebuyer options in Colchester and educational outreach opportunities.

The Connecticut Housing Finance Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of the housing for low- to moderate- income families and persons in this state, and when appropriate, to promote or maintain the economic development of Connecticut through employer assisted housing efforts. Mortgages through the CHFA are available for first-time homebuyers.

Potential Action Steps:

5.1 Colchester Town staff to provide information to realtors for potential homebuyers and to potential first-time homebuyers to consider CHFA mortgages.

5.2 Colchester to consider hosting or advertising CHFA homebuyer and real estate agent education classes that are supplied by CHFA.

5.3 Colchester Town staff to investigate partnering with a non-profit and/ or with other towns to locally provide a CHFA housing counselor. The investigate should include discussion with SECCOG staff and how they can be of assistance in coordinating discussions at the regional level and between towns.

6. Strengthen the Town's capacity to further Affordable Housing

Implementation of the recommendations of this Plan may require resources and an additional level of Town and/or staff oversight.

Potential Action Steps:

6.1 Establish a Housing Committee – The Town should consider establishing a Housing Committee. The Housing Committee could be a Planning & Zoning Commission sub-committee. This Committee can help oversee the implementation of this Plan as well as future updates. The Housing Committee could also serve in an advisory capacity to other boards and commissions and provide recommendations to the Planning & Zoning Commission and the Board of Selectmen.

6.2 Provide adequate staffing and skill sets to administer affordable housing programs

The initiatives in this Plan may require additional administration and oversight from knowledgeable staff. The Town should evaluate its ability to properly oversee and administer the affordable housing initiatives outlined in this Plan. Additional expertise in housing program administration, finance, and real estate could be provided through the training of current staff, new hires, consultants, or regional services through or coordinated by SECCOG.

6.3 Provide Affordable Housing Training to staff and members of land use boards

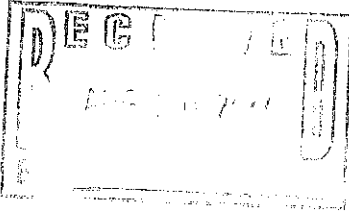
State statutes pertaining to affordable housing are likely to change over the coming years. Providing regular training to staff and members of land use boards and commissions will ensure that they are educated on statutory requirements and understand affordable housing best practices as they evolve.

6.4 Incorporate the Affordable Housing Plan into the Plan of Conservation and Development

The Planning Commission should ensure that the Affordable Housing Plan is incorporated into the housing recommendations section of the Plan of Conservation and Development (POCD) when it is next updated.

6.5 Implement Colchester's Affordable Housing Plan

The recommendations of this Plan represent a starting point and guideline for potential future changes to Town Zoning Regulations and policies. As required by CGS Section 8-30j, this plan will be updated every 5 years.



TOWN OF COLCHESTER
PLANNING AND ZONING
DEPARTMENT

| FILE NO. | REV. | EMAILED |
|----------|------|---------|
| | | |

APPLICATION REFERRAL

PENDING BEFORE:

- Planning and Zoning Commission
- Zoning Board of Appeals
- Conservation Commission
- Other Administrative Review

Public Hearing/Meeting Date: _____

- For your information
- Map return requested
- Please review for consideration of those concerns that are under your jurisdiction.

| | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | Planning Director |
| <input type="checkbox"/> | Asst. Planner / ZEO <i>AZ</i> |
| <input checked="" type="checkbox"/> | Town Engineer |
| <input checked="" type="checkbox"/> | Public Works, Operations Director |
| <input checked="" type="checkbox"/> | Fire Marshal |
| <input type="checkbox"/> | Chatham Health District |
| <input type="checkbox"/> | Wetlands Enforcement Officer |
| <input checked="" type="checkbox"/> | Fire Chief |
| <input checked="" type="checkbox"/> | Water Department, Supervisor |
| <input type="checkbox"/> | Building Official |

FROM: Stacey Kilgus, Land Use Assistant

DATE: _____

Written Comments Due By: _____

TO: Town Staff

(Business Name:)

RE APPLICATION: Central K-9 Dog Sports
493 Norwich Ave

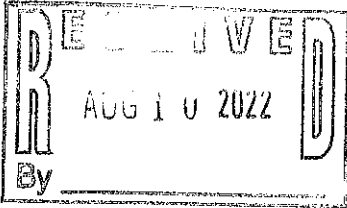
PROJECT DESCRIPTION: The old Hub Ford Property
owner Commerce Center LLC

REPLY: _____ **DATE:** _____

Zone Change: to Future Dept.

Zone Use: K-9 Dog Sports
Pet School

Please indicate if you want to meet with the applicant and design professional: Yes No



TOWN OF COLCHESTER
PLANNING AND ZONING
DEPARTMENT

| FILE NO. | REV. | EMAILED |
|----------|------|---------|
| | | |

APPLICATION REFERRAL

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- Please review for consideration of those concerns that are under your jurisdiction.

| | |
|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Planning Director |
| <input type="checkbox"/> | Asst. Planner / ZEO (AL) |
| <input type="checkbox"/> | Town Engineer |
| <input type="checkbox"/> | Public Works, Operations Director |
| <input type="checkbox"/> | Fire Marshal |
| <input type="checkbox"/> | Chatham Health District |
| <input type="checkbox"/> | Wetlands Enforcement Officer |
| <input type="checkbox"/> | Fire Chief |
| <input type="checkbox"/> | Water Department, Supervisor |
| <input type="checkbox"/> | Building Official |

FROM: Stacey Kilgus, Land Use Assistant

DATE: _____

Written Comments Due By: _____

TO: Town Staff

RE APPLICATION: _____

PROJECT DESCRIPTION:

REPLY: _____ **DATE:** _____

Please indicate if you want to meet with the applicant and design professional: Yes No

PZC APPLICATION ACTIVITY RECORD

APPLICATIONS:

| | |
|--|---|
| APPLICANT | AGENT Jessica + Kevin ^{Duwan} of Dog School |
| The Commerce Center LLC owner: Todd Gustafson | Rentor of Property owner of Business Business Name: (Central K9 Dog Sports) email - kteexcavating@outlook.com |
| Todd cell# Phone: 860-712- Email: 5404 | Phone: Jessica Fax: Email: Edgerly 860-604-8045 |
| +todd@carefreebuilding.com | |
| Property Address: 493 Norwich Ave | |

APPLICATION RECEIVED 8/10/22

OFFICIAL DATE OF RECEIPT 8/10/22

65 DAY PERIOD TERMINATES

PUBLIC HEARING/MEETING DATE 9/17/22

65-DAY EXTENSION TO OPEN PH* _____

PUBLIC NOTICE DATES _____

NOTICE TO APPLICANT _____

35 DAY PERIOD TERMINATES _____

PUBLIC HEARING EXTENSION _____

PUBLIC HEARING EXTENSION _____

65 DAY PERIOD TERMINATES (FROM CLOSE OF HEARING) _____

65-DAY EXTENSION TO MAKE DECISION* _____

DATE OF DECISION _____

COMMISSION ACTION: _____

PUBLIC NOTICE OF DECISION _____

NOTICE OF DCISION _____

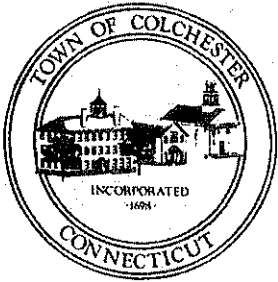
COMMISSIONERS PRESENT

| | Hearing | Decision |
|-------------------|----------------|-----------------|
| J. Mathieu | | |
| J. Novak | | |
| M. Noniewicz | | |
| M. Kehoegreen | | |
| B. Hayn | | |
| S. Nadeau | | |
| S. Smith | | |
| ALTERNATES | | |
| | Hearing | Decision |
| Vacant | | |
| Vacant | | |

Pay Public Hearing Fee \$200

By _____

* The total of all extensions combined cannot exceed 65 days



APPLICATION NO 2022-009

TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR ZONE CHANGE

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). The Applicant shall submit a copy of the Assessor's Map showing all properties and zones within 500 feet of the subject property and a list of the names and addresses of the owners of all properties within 500 feet of the subject property.

ZONE CHANGE from Suburban to Future Development requiring a Public Hearing

APPLICANT The Commerce Center LLC
(Please Print)

MAILING ADDRESS 48 Westchester Rd

Colchester CT 06415 TELEPHONE 860 267-7600
(City) (State) (Zip)

REASON FOR PROPOSED ZONE CHANGE To allow Central K9 ^{Dog} Sport Training.

LOCATION AND DESCRIPTION OF PROPERTY/ PROPERTIES 493 Norwich Ave.
The old Hub Ford Property

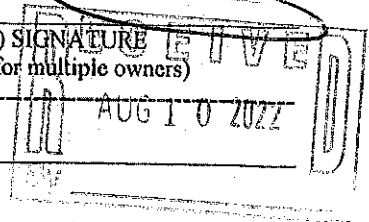
ASSESSOR'S MAP (S) 29-00-003-000 LOT (S)

OWNER OF RECORD (use separate sheet for multiple owners) The Commerce Center LLC
(Please Print)

ADDRESS 48 Westchester Rd
Colchester CT 06415 TELEPHONE 860 267-7600
(City) (State) (Zip)

[Signature]
APPLICANT(S) SIGNATURE

[Signature]
OWNER(S) SIGNATURE
(use separate sheet for multiple owners)



For Official Use:
APPLICATION SUBMITTED _____ ZPC FEE PAID _____
PUBLIC HEARING DATE _____

The Commerce Center LLC

8/8/22

To Colchester Zoning,

We would like to help bring Central K9 Sport Training to Colchester. Our property at 493 Norwich ave, the old Hub Ford, is a good fit for them.

Here is some information on Central K9 from the owners Kevin and Jessica Edgerly:

“ We are a top-level training facility that trains teams of canine athlete’s and their handlers in multiple sports such as agility, obedience, frisbee, dock diving, barn hunt, etc. These teams compete at events all over the United States including Storrs Ct. Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York, New Jersey, Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning, America, Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

Another side of our business is training service dogs for people that need help. We work with NEHAB and many of the people that train with us are volunteers for this service. We take pride in helping our community and also kids and adults that need help. We also do demos at the fair for our town that we live in, we think it is important to help and teach people the importance of why we should have our dogs trained.

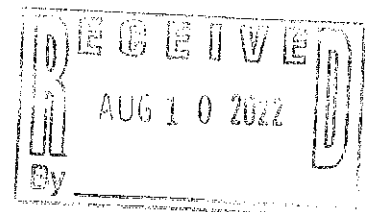
We know that anytime someone mentions dogs people think of the barking and I understand that, but in training dogs are not barking that is why they are here. We do not offer boarding; the dogs are not left overnight. The hours are during the week we mostly work afternoon to evening and also on the weekends. We welcome people to come and see what we are all about. We support the police that are in our town now and also the Police officers from Massachusetts. They travel down to Storrs with their dogs to train with us.

We would like to move our business to Colchester for a few reasons one we continue to grow and need a larger space to be able to offer more to our clients. We are a local family from Lebanon CT and would like to move our operation closer to home. And we feel like Colchester is our community also, since we frequent many of the businesses in town. We also enjoy many of the events held on the Green.”

The property is currently zoned Suburban. If a change to Future Development like the abutting property is needed we are in favor of it.

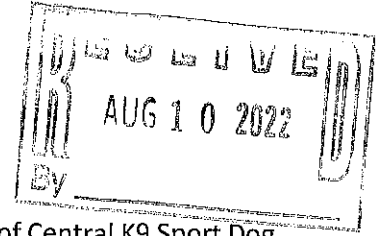
Regards


Todd Gustafson



493 Norwich AVE

493 Norwich



To all this may concern;

My name is Kevin Ederly and my wife is Jessica Ederly we are the owners of Central K9 Sport Dog Training. Our training facility is located 1753 Storrs Rd Storrs Ct . This location is also known as old Willards Lumber . We have been at this location for 5 years and have been fortunate enough to have our business thrive and grow . I am happy to say we have been good neighbors to the other properties around us and have had not issues with the town of Mansfield . There is a mix of residential properties and businesses that around us and have not had any complaints . We have supported the other businesses by way of our customers purchasing there goods and products . Another form of support we use is through sponsorship with some of the local businesses that relate to our business . Central K9 has been In business for 25 years and prior to moving to Storrs we were in Columbia Ct for nearly 5 years and Glastonbury Ct for 15 years. Central K9 has continued to grow and develop and the need for space comes with that. We have been searching for 2 years to find a new location to relocate the business and this has been a difficult process . This region does not have a great supply of commercial space large enough to meet our needs . We have found a location here In Colchester that would work great for our business located at 493 Norwich Ave. The Zoning for this property is SZD and would require a review and approval by special permit for our use. The abutting property to the west is FDZ and to the east is Norwich Ave . The area is mostly commercial business for example auto repair shops, day care, a paving company, trailer parking and other businesses .With out looking up the zoning I would have said this was a commercial zone .

I would like to tell you about Central K9 we are a top level training facility that trains teams of canine athlete's and their handlers in multiple sports such as agility, obedience, frisbee, dock diving , barn hunt, ect. These teams compete at events all over the United States including Storrs Ct . Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York ,New Jersey ,Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning America ,Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

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We know that anytime someone mentions dogs people think of the barking and I understand that, but in training dogs are not barking that is why they are here. We do not offer boarding, the dogs are not left in cages overnight .The hours are during the week we mostly work afternoon to evening and also on the weekends. We welcome people to come and see what we are all about. We support our cops that

28-00/020-000
ALGARIN NELSON EST OF
167 ELM ST
COLCHESTER CT 06415

4W-01/016-000
EIFLER RICHARD C JR + LORI A
534 NORWICH AVE
COLCHESTER CT 06415

4W-01/014-001
GND TOO OF COLCHESTER LLC
PO BOX 175
COLCHESTER CT 06415

29-00/001-000
CATALANO CLIFFORD S
27 JEROME RD
UNCASVILLE CT 06382

4W-01/028-000
LAUFER LEON R + GORDAN MIRIAM
138 BREWSTER RD
WEST HARTFORD CT 06117

4W-01/17A-000
TVM 2 LLC
522 NORWICH AVE
COLCHESTER CT 06415

28-00/021-000
COLCHESTER TOWN OF
127 NORWICH AVE
COLCHESTER CT 06415

29-00/002-000
BRODER DORA TRUSTEE
PO BOX 696
COLCHESTER CT 06415

4W-03/001-07A
FEDUS STEPHEN M TTEE
369 EAST SHORE DR
COLCHESTER CT 06415

29-00/004-000
TAYLOR CHASE A
29 ROSEMARIE LANE
BOZRAH CT 06334

29-00/003-000
THE COMMERCE CENTER LLC
48 WESTCHESTER RD
COLCHESTER CT 06415

4W-01/17B-000
ODONAL CLIFTON
292 NEW LONDON RD
COLCHESTER CT 06415

28-00/019-000
TOMMASI CHRISTOPHER
155 ELM STREET
COLCHESTER CT 06415

4W-03/002-000
TVM 1 LLC
522 NORWICH AVE
COLCHESTER CT 06415

24-00/001-000
LINWOOD DEVELOPMENT LLC
48 WESTCHESTER RD
COLCHESTER CT 06415

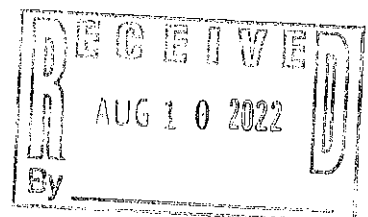
4W-01/015-001
BOOZER MARLO R
540 NORWICH AVE
COLCHESTER CT 06415

29-00/010-000
COLCHESTER ALTERNATIVE SCHOOL
396 HALLS HILL RD
COLCHESTER CT 06415

28-00/030-000
LANGDON ARTHUR III + BETH
PO BOX 785
COLCHESTER CT 06415

4W-01/017-000
CDO 1 LLC
13 HOMONICK RD
COLCHESTER CT 06415

05-06/004-000
ZACCARDELLI REAL ESTATE LLC +
80 TAMARAC DR
GLASTONBURY CT 06033

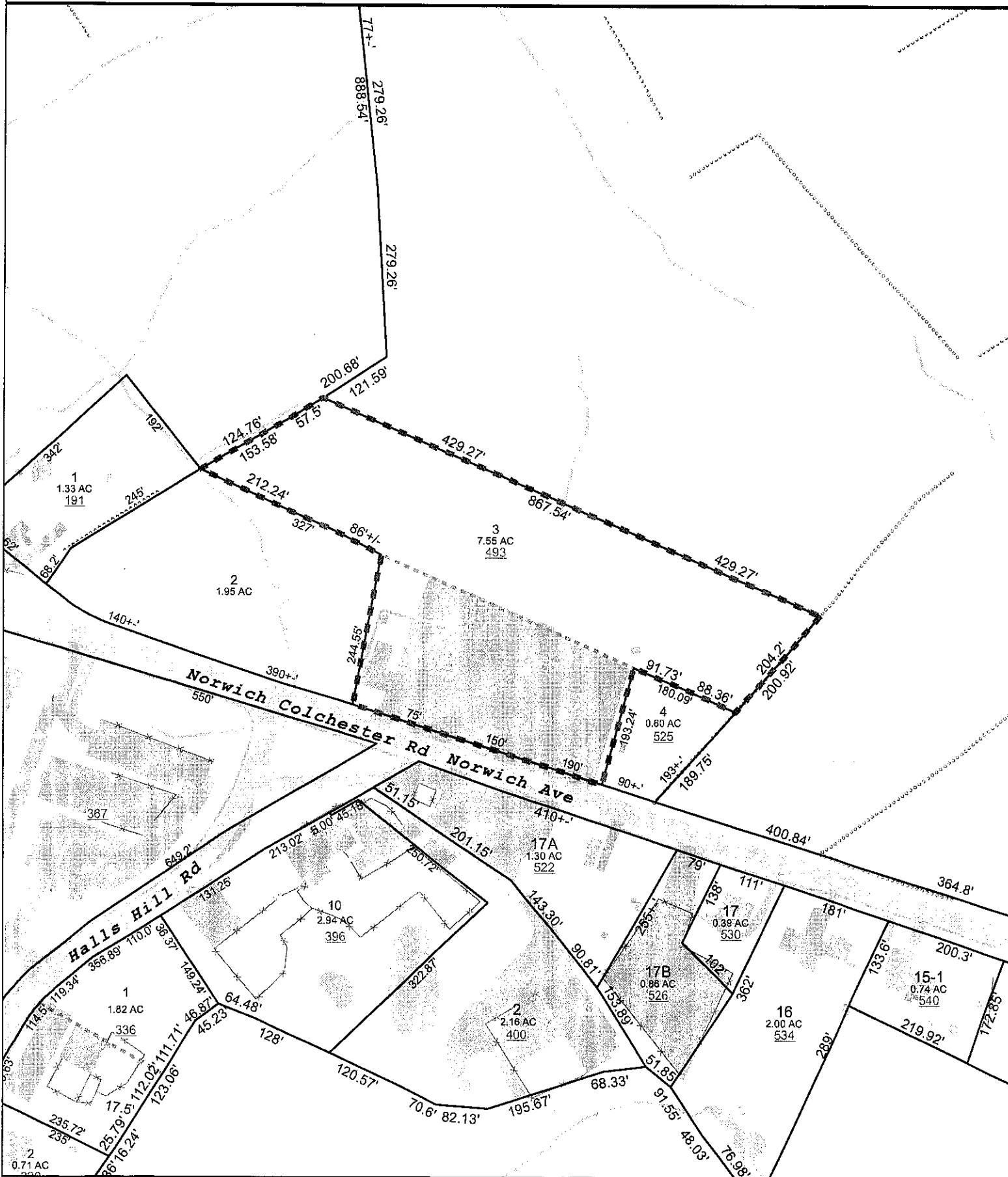




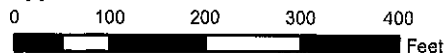
Town of Colchester, Connecticut - Assessment Parcel Map

Parcel: 29-00-003-000

Address: 493 NORWICH AVE



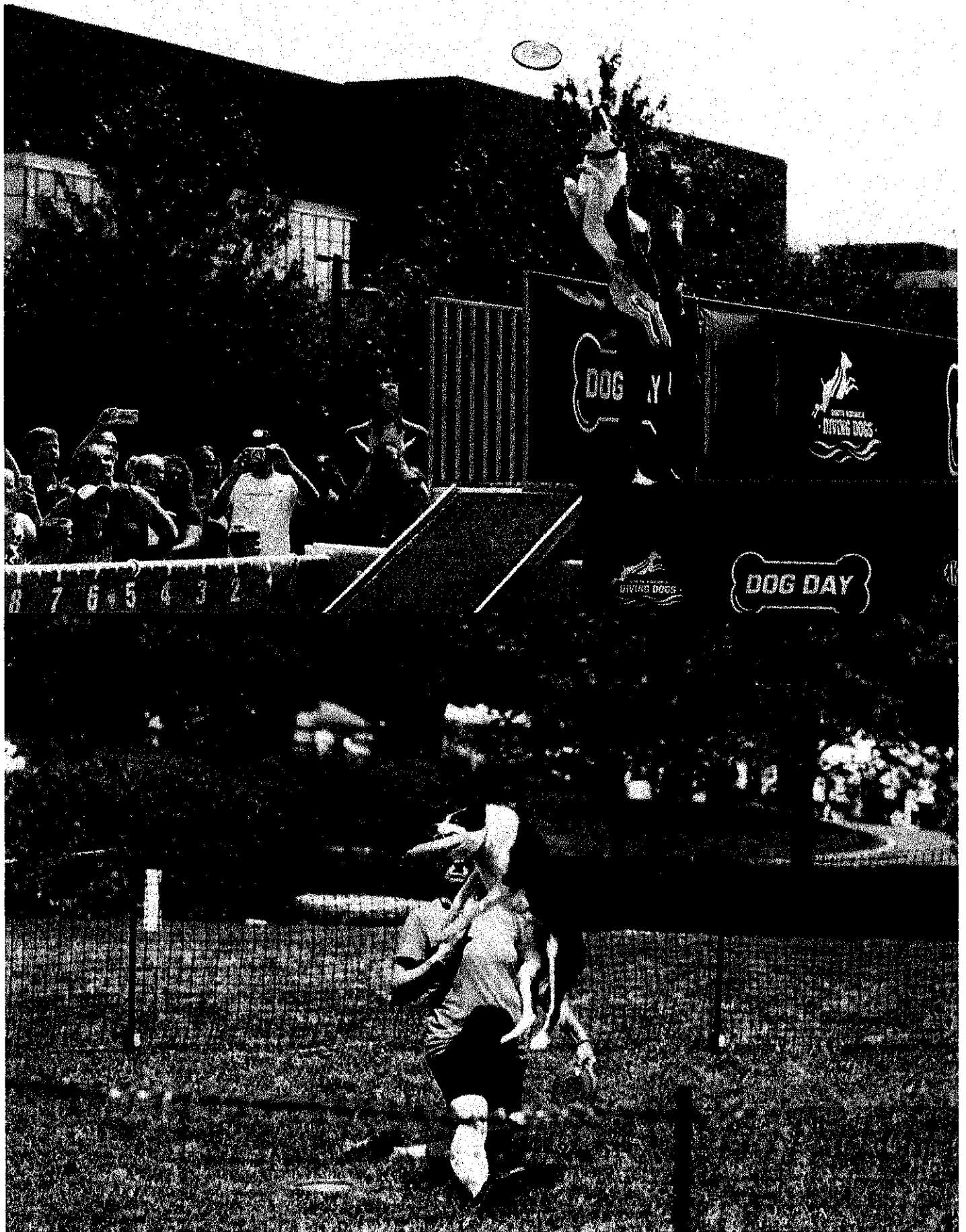
Approximate Scale: 1 inch = 200 feet



Map Produced: April 2022 / Grand List: 2021

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Esprn Dog Days



Jessica Edgerly

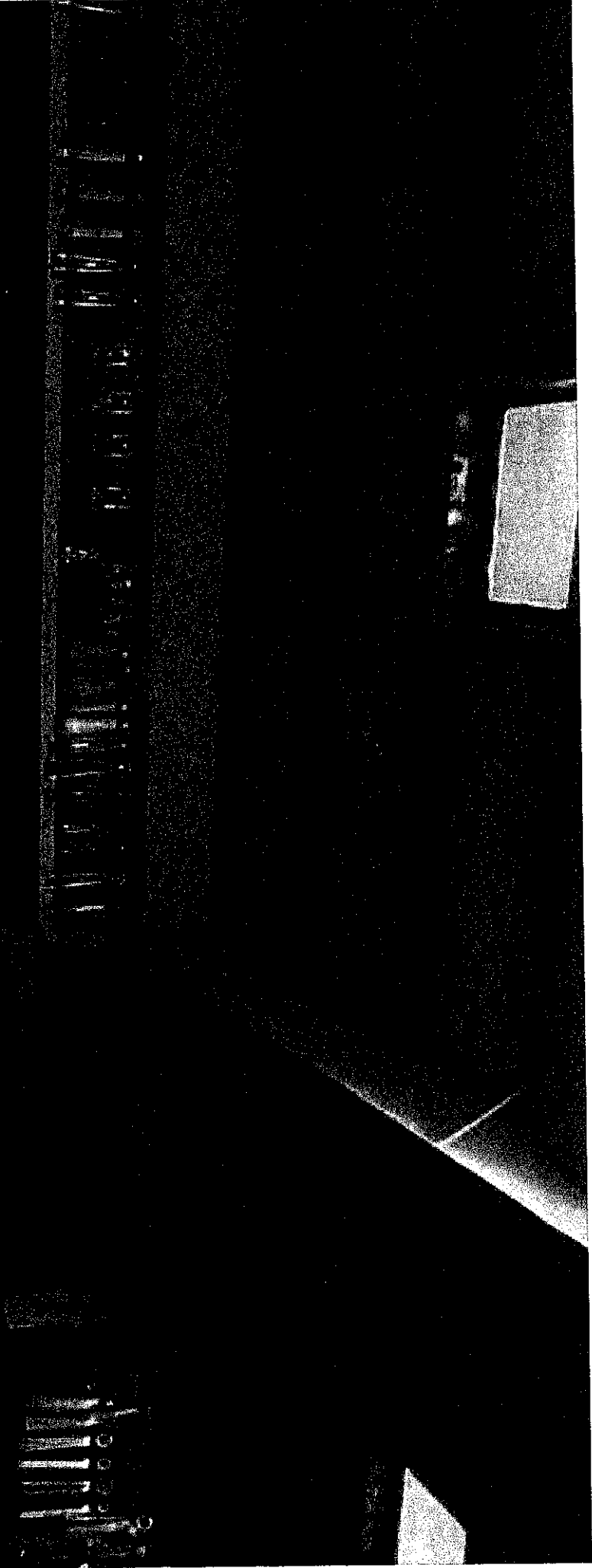
performace dog event

Espn Dog Days



Barn burnt

inside of current facility



SITE

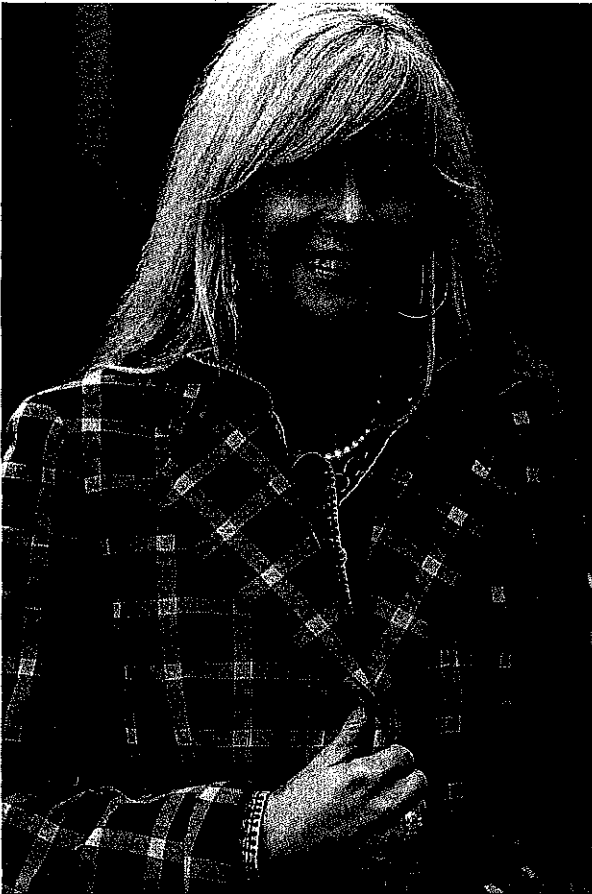
Hutton®

**We
Know
Dirt.®**

**Mud
Wash**



Karen Hutton



Karen Hutton launched ModWash and opened its first location in July of 2019. ModWash is cool, hip, colorful, and with a vibe that is defined by an enthusiastic team focused on our customer. We strive to grow leaders and give back to the communities we serve.

The ModTeam is off to a stellar start by hiring a friendly, kind, entrepreneurial-thinking team who is guided by a clear plan of action, thus driving our unprecedented growth and success. Putting the guest first, delivering consistent results and maintaining a clean and wholesome environment is essential to the ModWash success.

ModWash has 36 stores currently operating and will have over 100 stores open by the end of 2022.

In 1998 Karen founded Hutton, a commercial real estate and development company. Twenty-three years later the Hutton team is a best-in-class company for accelerating the clients store foot print across the United States. Hutton drives with a sense of urgency and execution to deliver developments and construction projects on time. To date, Hutton has completed more than 1,331 developments for hundreds of clients.

Hutton has helped in the growth of companies such as Walmart, O'Reilly Auto Parts, Family Dollar, Dollar General and Shopping Center anchor stores including Food City, Publix and Sprouts, with their national co-tenants such as TJX, Ulta, Hobby Lobby, Total Wine, Burlington, Rack Room Shoes and out parcel developments including Panera Bread, Chili's, Longhorn, Aspen Dental, Chipotle, Starbucks and Great Clips, just to mention a few.

Three years ago, Hutton expanded its business into the multi-family and self storage arena and has enjoyed the diversification this brings to Hutton. Hutton has developed 14.3 million square feet, currently operating 218 properties approximately 3.8 million square feet valued over 1 Billion dollars.

More about Hutton, go to Hutton.build

More About ModWash, go to ModWash.com

khutton@hutton.build 423.402.1993



ModWash Leadership

ModWash leadership is now in place to accelerate the growth from 37 locations to over 100 by the end of 2022. This leadership team brings an incredible amount of experience to ModWash with knowledge from not only the car wash industry, but also retail, convenience store, and the automotive service industry. The combination of both knowledge and experience from several established car wash companies and suppliers, as well as industry leaders such as Home Depot, RaceTrac Petroleum, and International Car Wash Group provide ModWash the opportunity to build a best-in-class organization and be a leader in the

car wash industry.

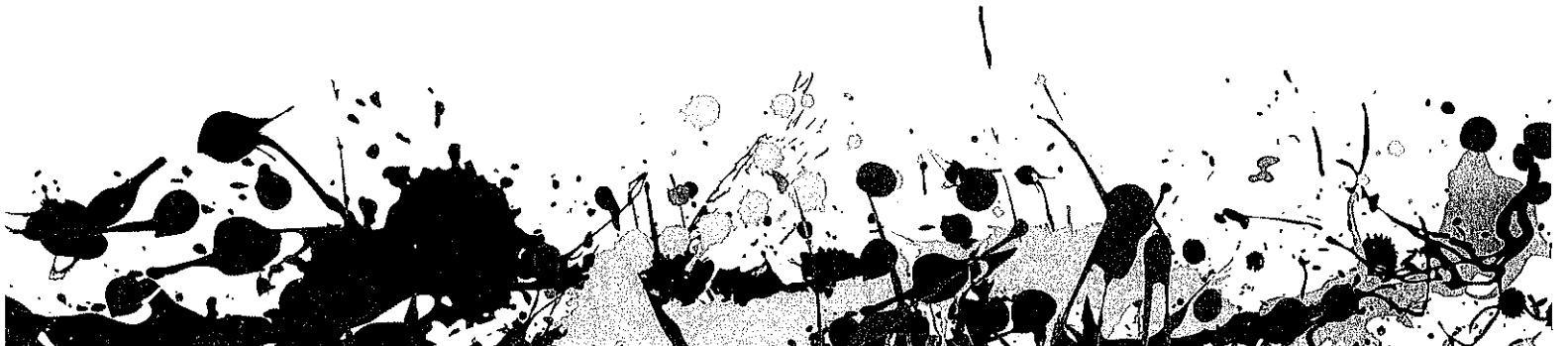
The ModTeam

Brian Thornton *Chief Operating Officer*



Brian Thornton recently joined the ModWash Team as Chief Operating Officer. Brian will lead the Operations team and be an integral part in the growth of ModWash through developing and implementing market growth strategies, playing an active role in our site selection process, and ensuring best practices for efficient and profitable operations are implemented at every ModWash location. Prior to joining ModWash, Brian spent over 17 years with RaceTrac Petroleum, a privately held organization with annual revenue over \$12 Billion. When Brian joined RaceTrac in 2003, they had 300 locations, and before his departure, they reached a high of approximately 800 locations across 13 states between their two brands, RaceTrac and RaceWay. His contributions and leadership were key to the development of 500 new locations during his time there as well as over 150 store remodels that were successfully completed. Prior to leaving, Brian reported directly to the President of the Company and served as the Vice President of Real Estate, Engineering, Construction, and Special Projects. In this role, he provided direct & indirect leadership to over 70 team members as well as served on the Company's Executive Leadership Team. He was directly responsible for all store growth and remodel goals, which resulted in capital spend averaging more than \$250 million annually and a total in excess

of \$2 billion in capital investments during his leadership tenure. His leadership and involvement with the Special Projects team, an internal consulting & project management department, provided a wide range of visibility, influence, and responsibility across all aspects of the business.



the largest producer of conveyerized car wash equipment. Miguel enjoys and is excited about our future as we build a top-notch brand and do so at an incredible pace across multiple states. His knowledge, experience, and passion for all things car wash related are second to none.

Kim Hezinger *Vice President of Human Resources*

Kim Hezinger most recently joined ModWash as the Director of Human Resources. Prior to joining ModWash, Kim worked for Home Depot for 15 years. During her time at Home Depot, Kim worked in both the corporate and retail environments. She brings extensive expertise in human resources and retail management to the ModWash team. This experience provides tremendous value to ModWash as we continue to significantly grow the number of our retail locations and build the appropriate corporate infrastructure to support our customer facing team members.

Kevin Spivey *Vice President of Facilities*

Kevin Spivey serves as the Vice President of Facilities for ModWash. In this role, his primary responsibility is overseeing the maintenance of all equipment, implement processes and training procedures for our regional maintenance team members and general managers, as well as ensure safe and efficient operations so we can deliver a consistent and high-quality wash for all our customers. Kevin began his career in the car wash industry in North Carolina and has run operations for American Pride, served in regional sales roles across the southeast for Simonizes, and spent time at Carwash Services of the Southeast. His vast knowledge of all car wash equipment and chemicals ensures ModWash can consistently deliver the highest quality wash for all current and future customers.

Paul Herman *Director of Finance*

Paul Herman is the Director of Finance for ModWash and brings 20 years of experience from the retail and service industries. Prior to joining ModWash, Paul was with International Car Wash Group, where he was the Regional Finance & FPA Manager. He developed key weekly and monthly reports for Senior Management including all forecasts for over 87 sites with anticipated annual revenue in excess of \$75M. His industry knowledge and experience, specifically with key performance indicators, membership sales, labor models, etc. bring tremendous value to ModWash as we grow from approximately 20 locations to over 40 by year end.

Spencer Bass *Director of Real Estate*

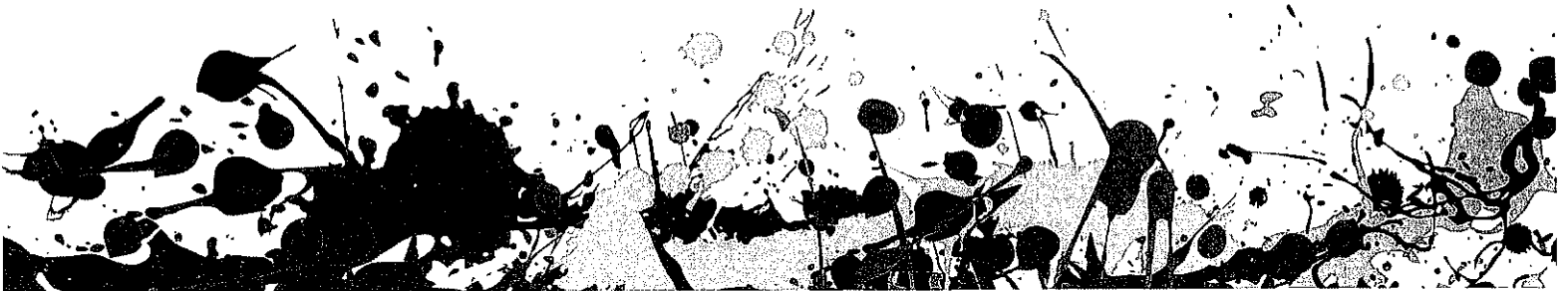
Spencer Bass serves as the Director of Real Estate for ModWash. In this role, his primary responsibilities include overseeing the store growth across new and existing markets and guiding the real estate decisions for ModWash. This includes the acquisition of operating locations and greenfield sites for new ground up locations. Spencer began his career in the real estate industry in Tampa, FL with a regional retail developer focusing on single tenant and triple net projects throughout Florida. Most recently, Spencer lead the store growth for a regional retailer across all of Florida and Middle/South Georgia. Spencer's strong negotiation background, broad network, and real estate knowledge will help pave the way for ModWash to achieve our aggressive growth goals.

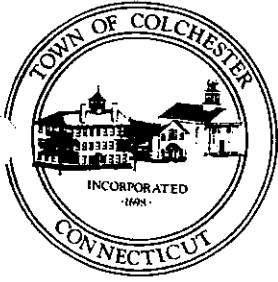


SAFETY

- ✓ I am committed to following processes to ensure the safety of all.
- ✓ I take action if I see unsafe conditions or behavior.
- ✓ I avoid distractions and strive for excellence in my workmanship.
- ✓ I am protective of company resources and materials.

1





APPLICATION NO. 2022-008

TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR

**REGULATION CHANGE
REQUIRES A PUBLIC HEARING**

SECTION 19.1. of The Town of Colchester Zoning Regulations states – These Regulations and the boundaries of zoning districts may be amended by the Commission, after public notice and hearing, in accordance with Section 8-3 of the General Statutes, as amended.

APPLICANT Town of Colchester Hayward Fire Department
(Please Print)

ADDRESS 52 Old Hartford Rd

Colchester CT 06415 TELEPHONE 860 267 9176
(City) (State) (Zip)

PROPOSED REGULATION CHANGE INFORMATION

ZONING REGULATIONS NEW TEXT
 SUBDIVISION REGULATIONS AMENDMENT TO TEXT
 PLAN OF DEVELOPMENT

REGULATION SECTION NUMBER or LOCATION Zoning Regulations Section 8.11.5 Emergency Services

RATIONALE FOR PROPOSED CHANGE – Please attach separate page

REGULATION TEXT – Please attach separate page

APPLICANT(S) SIGNATURE

For Official Use:
APPLICATION SUBMITTED _____ ZPC FEE PAID _____

PUBLIC HEARING DATE _____

**TOWN OF COLCHESTER
PLANNING AND ZONING
DEPARTMENT**

| FILE NO. | REV. | EMAILED |
|----------|------|---------|
| 2022-008 | | |

APPLICATION REFERRAL

PENDING BEFORE:

- Planning and Zoning Commission
- Zoning Board of Appeals
- Conservation Commission
- Other Administrative Review

Public Hearing/Meeting Date: _____

- For your information
- Map return requested
- Please review for consideration of those concerns that are under your jurisdiction.

| | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | Planning Director |
| <input checked="" type="checkbox"/> | Asst. Planner / ZEO |
| <input checked="" type="checkbox"/> | Town Engineer |
| <input checked="" type="checkbox"/> | Public Works, Operations Director |
| <input checked="" type="checkbox"/> | Fire Marshal |
| <input type="checkbox"/> | Chatham Health District |
| <input type="checkbox"/> | Wetlands Enforcement Officer |
| <input type="checkbox"/> | Fire Chief |
| <input checked="" type="checkbox"/> | Water Department, Supervisor |
| <input type="checkbox"/> | Building Official |

FROM: Stacey Kilgus, Land Use Assistant

DATE: 5/3/22

Written Comments Due By: 5/13/22

TO: Town Staff

RE APPLICATION: Town of Colchester Fire Department Regulation Change Application

PROJECT DESCRIPTION:
Proposed new text for Zoning regulations Section B.11.5 Emergency Services

REPLY:

DATE: 5/11/22

Can we change the wording shall to review instead.

In all new developments the developer shall provide one of the following types of water supply.

I discussed with Sean and used his wording instead
This way developers may be willing to build in Colchester

Please indicate if you want to meet with the applicant and design professional: Yes No

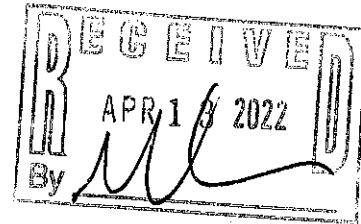


Department of Fire and Emergency Medical Services

13 April 2022

To: Matthew Bordeaux
Planning Director
Town of Colchester

From: Donald Lee
Deputy Chief
Colchester Hayward Fire Department



Re: Fire protection regulation proposal

Water supply in a fire suppression operation is a necessity, not only for property protection but also most importantly for life safety of both the occupants and that of the firefighters responding to, and entering a structure on fire.

These regulations will help to provide a standard for the fire protection and with enhancement of life safety against fire and its byproducts to persons occupying new buildings in the Town of Colchester.

The intent of these regulation is to protect the health, safety and general welfare of the residents of The Town of Colchester by establishing a standard for fire protection water supplies for both residential and commercial occupancies. To enhance the protection of life and property by providing access to adequate and locally available water supplies and to ensure that sound engineering practices are utilized when installing fire protection systems.

**Attachment:
(Current Language)**

Proposed by Donald Lee

Deputy Chief

Town of Colchester Fire Department

Town of Colchester Water Supply Fire Protection Regulation

CHAPTER XX.FIRE FIGHTING WATER SUPPLY

XX.X Requirements for Fire Fighting Water Supply

In all new developments the developer shall provide one of the following types of water supply:

- A. Public water supply: hydrants connected to municipal water supply system meeting the water department's water main and hydrant standards.
- B. A Natural or dug water source capable of meeting the minimum requirements of dry hydrant installation as described below.
- C. Cistern with a Ten Thousand (10,000) gallon minimum capacity underground fiberglass tank.

In instances where a fire pond or cistern is to be located on private property as part of a building lot, necessary easements shall be conveyed to the Town of Colchester to ensure the Town's perpetual right to access the pond; to maintain the integrity of the pond for firefighting purposes, including but not limited to cleaning the pond of accumulated sediments, removing snow, and removing trees and brush; and to use the pond for firefighting training purposes. Deed restrictions shall be prepared which define the property owners' obligation to not alter the pond or locate any structures in a manner which inhibits the ability of firefighting equipment and personnel to utilize the pond in the event of an emergency. All easements and deed restrictions shall be subject to review and approval by the Town Attorney.

XX.X Definitions

New Development: Five (5) or more new residences on an existing or new access point or subdivision. New or expanded commercial / industrial development exceeding 2,500 square feet.

Parking Area: Twelve foot (12') wide by forty-five foot (45') long paved or compacted gravel area accessible year round adjacent to hydrant drafting head.

Lift: Distance between the average surface level of the water supply and the surface in which the engine will park, plus thirty two inches. (32")

Access Point: Any public / private roadway / driveway established for the purpose of entry to the development or residences.

Exemption:

Exemption to these requirements shall be granted for the following:

- A. The commercial / industrial building(s) are protected by an NFPA 13 (2019 edition) compliant sprinkler system from an approved water source.
- B. Residential properties that are protected by residential sprinklers in accordance with NFPA 13 D (2022 edition)
- C. **Water Supply:**
 - A. Natural or Dug Fire Pond (static water supply) with a minimum usable capacity of two hundred thousand (200,000) gallons year round.
 - B. Cistern: An underground fiberglass tank with a minimum capacity of then thousand (10,000) gallons.

XX.X Dry Hydrants

Each dry hydrant shall be deemed to provide the desired firefighting protection for a distance of 2.000 feet as measured along the centerline of existing or proposed streets.

XX.X Certification:

Certification of the water supply capacity available during a 50-year drought cycle by a certified geological engineer or hydrologists shall be provided to the Colchester Hayward Fire Department.

XX.X Dry Hydrant Installation

- A. Dry hydrants shall be installed according to NFPA 1142. The minimum pipe size used in conjunction with a dry hydrant shall be eight (8) inches.
- B. All dry hydrants must be designed such that the total lift is not more than fifteen (15) feet, ten (10) feet is an optimal lift.
- C. Horizontal pipe length shall be limited to no more than forty (40) feet from hydrant head.
- D. Hydrant head shall be a minimum of thirty-six (36) inches from finish grade and no more than forty-eight (48) inches. The hydrant head shall be parallel with the finish grade. Hydrant head shall be within ten (10) feet of the parking area.
- E. All dry hydrant piping shall be PVC schedule 40 with a minimum diameter of (8) inches with a (6) six inch national standard swivel female connection approval by the fire department.
- F. All joints shall be cleaned and securely glued before being placed in the water.
- G. All piping extending into the water supply shall be supported on and secured to concrete or stone block within ten (10) feet of the strainer, such that the strainer portion is minimum of thirty-six (36) inches off the bottom of the water supply, and forty-eight (48) inches from the top of the water. The strainer and hydrant head will be purchased from the Colchester Hayward Fire Department, at their cost.
- H. The hydrant riser shall be protected by two (2) steel concrete filled posts, six (6) inches in diameter, placed twenty-four (24) inches either side of the riser and extending forty-eight (48) inches above the finish grade. These posts shall be embedded in concrete after the hydrant is accepted the Colchester Hayward Fire

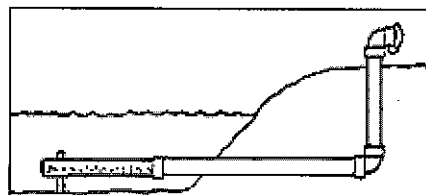
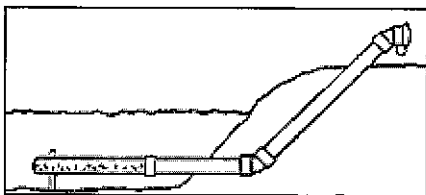
Department. Posts shall be painted safety yellow with a six (6) inch red band at the top.

- I. Piping installation shall be scheduled at least three (3) business days ahead of time with the Colchester Hayward Fire Department as there must be an officer or department representative on site before any piping is buried or submerged.
- J. Upon testing and acceptance of the hydrant, the Colchester Hayward Fire Department will assume responsibility for future service and / or maintenance.

XX.X Underground Cistern

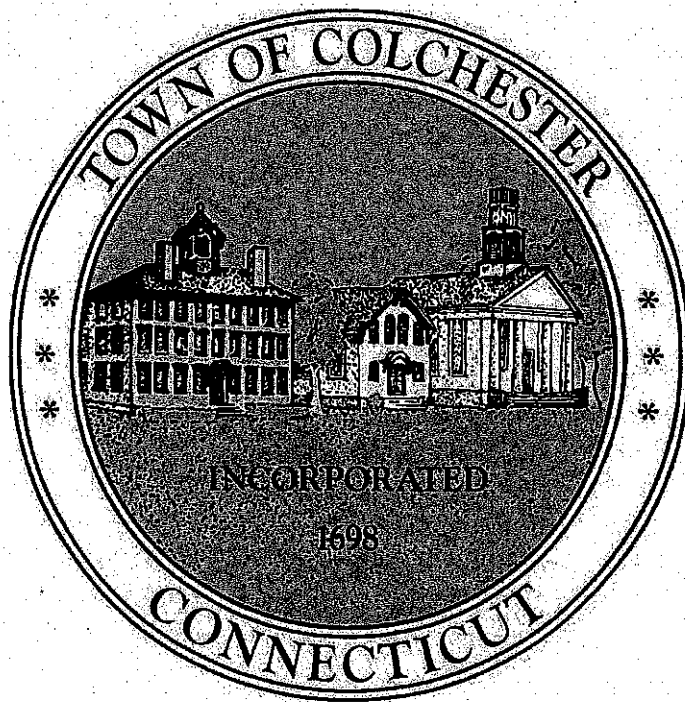
- A. The cistern design and installation shall comply with NFPA 1142 (2001 edition) NFPA 22 (2018 edition) and be approved by the Colchester Hayward Fire Department.
- B. Tank to be constructed of fiberglass with a minimum capacity of ten thousand (10,000) gallons of water.
- C. Tank will have a six (6) inch PVC schedule 40 dry hydrant drafting pipe, two and one half (2 ½) inch return, four and one half (4 ½) inch vent and a visible water gauge.
- D. Tank shall be installed below the frost line and the only visible plumbing shall be the hydrant head, fill pipe, vent pipe, and water gauge. Hydrant head and associated plumbing shall be protected by six (6) inch steel concrete filled posts located no more than twenty-four (24) inches on both sides and extending forty-eight (48) inches above final grade. These posts shall be embedded in concrete after acceptance by the Colchester Hayward Fire Department. Posts shall be painted safety yellow, with a six (6) inch red band at the top. Posts are to be set in concrete. Hydrant head shall be located no more than ten (10) feet from the parking area.
- E. The number of tanks shall be determined by the fire chief and town engineer.
- F. The owner / developer will be responsible for the initial filling of the tank and the Colchester Fire Department shall conduct a flow test prior to acceptance of the tank / plumbing.
- G. Upon testing and acceptance of the system, the Town of Colchester Fire Department will assume responsibility for future inspections, maintenance, and filling.
- H. The cistern shall be installed in accordance with the National Fire Protection Association NFPA 1142 (2001 edition) appendix B, and NFPA 22 (2018 edition) and the manufacturer's instructions.

Dry Hydrant concept drawing:



Regulation Proposal

Town of Colchester Fire Protection Water Supply Regulation



Proposed by Donald Lee

Deputy Fire Chief

Town of Colchester Fire Department

27 September 2021

Rev 4 - 08/12/22

Proposed by Donald Lee

Deputy Chief

Town of Colchester Fire Department

Town of Colchester Water Supply Fire Protection Regulation

CHAPTER XX.FIRE FIGHTING WATER SUPPLY

XX.X Requirements for Fire Fighting Water Supply

In all new developments the developer shall provide one of the following types of water supply:

- A. Public water supply: hydrants connected to municipal water supply system meeting the water department's water main and hydrant standards.
- B. A Natural or dug water source capable of meeting the minimum requirements of dry hydrant installation as described below.
- C. Fiberglass Tank with a Ten Thousand (10,000) gallon minimum capacity underground fiberglass tank.
- D. An approved precast concrete underground cistern with a Ten Thousand (10,000) gallon minimum capacity installed as part of the ground water retention system requirements.

In instances where a fire pond or cistern is to be located on private property as part of a building lot, necessary easements shall be conveyed to the Town of Colchester to ensure the Town's perpetual right to access the pond; to maintain the integrity of the pond for firefighting purposes, including but not limited to cleaning the pond of accumulated sediments, removing snow, and removing trees and brush; and to use the pond for firefighting training purposes. Deed restrictions shall be prepared which define the property owners' obligation to not alter the pond or locate any structures in a manner which inhibits the ability of firefighting equipment and personnel to utilize the pond in the event of an emergency. Easements and deed restrictions may be subject to review and approval by the Town Attorney.

XX.X Definitions

New Development: Five (5) or more new residences on an existing or new access point or subdivision. New or expanded commercial / industrial development exceeding 2,500 square feet.

Parking Area: Twelve foot (12') wide by forty-five foot (45') long paved or compacted gravel area accessible year round adjacent to hydrant drafting head.

Lift: Distance between the average surface level of the water supply and the surface in which the engine will park, plus thirty two inches. (32")

Access Point: Any public / private roadway / driveway established for the purpose of entry to the development or residences.

Water Supply:

- A. Natural or Dug Fire Pond (static water supply) with a minimum usable capacity of two hundred thousand (200,000) gallons year round.
- B. Cistern: An underground fiberglass tank with a minimum capacity of then thousand (10,000) gallons.

Exemption:

Exemption to these requirements shall be granted for the following:

- A. The commercial / industrial building(s) are protected by an NFPA 13 (2019 edition) compliant sprinkler system from an approved water source.
- B. Residential properties that are protected by residential sprinklers in accordance with NFPA 13 D (2022 edition)

XX.X Dry Hydrants

Each dry hydrant shall be deemed to provide the desired firefighting protection for a distance of 2,000 feet as measured along the centerline of existing or proposed streets.

XX.X Certification:

Certification of the water supply capacity available during a 50-year drought cycle by a certified geological engineer or hydrologists shall be provided to the Colchester Hayward Fire Department.

XX.X Dry Hydrant Installation

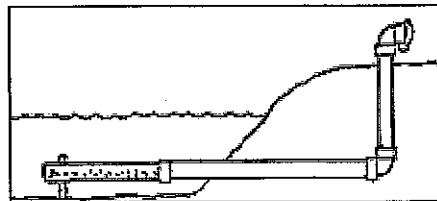
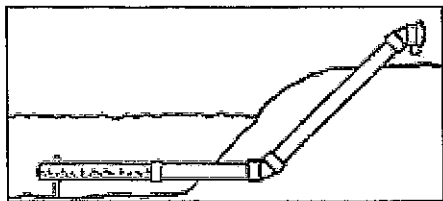
- A. Dry hydrants shall be installed according to NFPA 1142. The minimum pipe size used in conjunction with a dry hydrant shall be eight (8) inches.
- B. All dry hydrants must be designed such that the total lift is not more than fifteen (15) feet, ten (10) feet is an optimal lift.
- C. Horizontal pipe length shall be limited to no more than forty (40) feet from hydrant head.
- D. Hydrant head shall be a minimum of thirty-six (36) inches from finish grade and no more than forty-eight (48) inches. The hydrant head shall be parallel with the finish grade. Hydrant head shall be within ten (10) feet of the parking area.
- E. All dry hydrant piping shall be PVC schedule 40 with a minimum diameter of (8) inches with a (6) six inch national standard swivel female connection approval by the fire department.
- F. All joints shall be cleaned and securely glued before being placed in the water.
- G. All piping extending into the water supply shall be supported on and secured to concrete or stone block within ten (10) feet of the strainer, such that the strainer portion is minimum of thirty-six (36) inches off the bottom of the water supply, and forty-eight (48) inches from the top of the water. The strainer and hydrant head will be purchased from the Colchester Hayward Fire Department, at their cost.

- H. The hydrant riser shall be protected by two (2) steel concrete filled posts, six (6) inches in diameter, placed twenty-four (24) inches either side of the riser and extending forty-eight (48) inches above the finish grade. These posts shall be embedded in concrete after the hydrant is accepted the Colchester Hayward Fire Department. Posts shall be painted safety yellow with a six (6) inch red band at the top.
- I. Piping installation shall be scheduled at least three (3) business days ahead of time with the Colchester Hayward Fire Department as there must be an officer or department representative on site before any piping is buried or submerged.
- J. Upon testing and acceptance of the hydrant, the Colchester Hayward Fire Department will assume responsibility for future service and / or maintenance.

XX.X Underground fiberglass tanks

- A. The cistern design and installation shall comply with NFPA 1142 (2001 edition) NFPA 22 (2018 edition) and be approved by the Colchester Hayward Fire Department.
- B. Tank to be constructed of fiberglass with a minimum capacity of ten thousand (10,000) gallons of water.
- C. Tank will have a six (6) inch PVC schedule 40 dry hydrant drafting pipe,
- D. Tank shall be installed below the frost line and the only visible plumbing shall be the hydrant head, fill pipe, vent pipe, and water gauge. Hydrant head and associated plumbing shall be protected by six (6) inch steel concrete filled posts located no more than twenty –four (24) inches on both sides and extending forty-eight (48) inches above final grade. These posts shall be embedded in concrete after acceptance by the Colchester Hayward Fire Department. Posts shall be painted safety yellow, with a six (6) inch red band at the top. Posts are to be set in concrete. Hydrant head shall be located no more than ten (10) feet from the parking area.
- E. The number of tanks shall be determined by the fire chief and town engineer.
- F. The owner / developer will be responsible for the initial filling of the tank and the Colchester Fire Department shall conduct a flow test prior to acceptance of the tank / plumbing.
- G. Upon testing and acceptance of the system, the Town of Colchester Fire Department will assume responsibility for future inspections, maintenance, and filling.
- H. The cistern shall be installed in accordance with the National Fire Protection Association NFPA 1142 (2001 edition) appendix B, and NFPA 22 (2018 edition) and the manufacturer’s instructions.

Dry Hydrant concept drawing:





Colchester Fire Department

Office of the Fire Marshal

May 4, 2022

Attachment
(A)

To: Town Planner
Town of Colchester

From: Sean Shoemaker
Fire Marshal
Town of Colchester

Re: Fire Protection Water Supply proposed regulation.

Based on my review of the proposed regulation, it is my recommendation that the first line of the proposed regulation be changed to read as follows:

“In all new developments, the developer may be required to provide one the following types of water supplies based on a review by the Colchester Fire Marshal and the Planning and Zoning Commission:”

Attachment
(B)

From: Steven Hoffmann <shoffmann@ColchesterCT.gov>
Sent: Monday, June 13, 2022 11:53 AM
To: Ariel Lago <alago@ColchesterCT.gov>
Cc: Don Lee <dlee@colchesterct.gov>
Subject: Water Supply Regulation - Additional Info
Importance: High

Good Morning Ariel,

Attached is Oxford Fire Department's Ordinance with regards to underground cisterns for fire suppression. I also include an instillation brief form a contract that handles installs. Also, below are some preliminary costs for a 10,000 gallon tank along with the cost for instillation.

- Install = \$2.00 per gallon. 10,0000 Gallon underground cistern x \$2.00 per gallon = \$20,0000
- Rough Underground Cistern Cost = \$21,000 (varies on vendor)
- Estimated Total for project = \$41,000 per tank per install

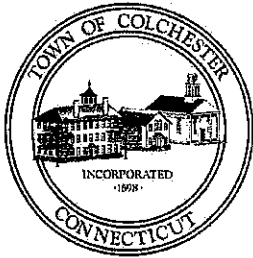
Side note, both the Deputy Chief and I should be joining via zoom for the P&Z meeting this Wednesday evening. Another point, the binder the Deputy Chief had submitted for review illustrated other departments in CT that have Fire Protection Water Supply Regulations to depict how it is being utilized across the state. Let me know if there are any other specifics that I should have ready that may have come up in discussion. I was unable to make the last meeting with the Deputy Chief due to getting COVID.

Thanks,

Steven Hoffmann
Fire Chief
Colchester Hayward Fire Department



(o) 860-537-2512
(c) 860-705-9382
shoffmann@colchesterct.gov



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Planning and Zoning Commission
127 Norwich Avenue
Colchester, CT 06457

Dear Commissioners:

Fire protection is not just a “nice to have” amenity, it is a necessity for the residents of Colchester to protect both life and property.

A plan out west is to install 30,000 gallon underground water tanks to support fire suppression every square mile. While this might sound ambitious, it is worth plotting points on a map to identify coverage areas to protect residents beyond the reach of city water lines.

When a new development is proposed in Colchester and water for fire suppression is required, the new applicant should comply with installing the requested 10,000 gallon underground water tank in conformance with the town-wide fire suppression plan.

It is important to note that the legislature amended the inland wetlands and watercourses regulations in 2011 to allow for installation of dry hydrants wherever deemed necessary as a permitted use (no permits required from IWWA). The importance of these dry hydrants should not be understated. Rather than risk a denial or delay the installation of the dry hydrant, the legislature recognized its importance as an exempted, by-right use which is beneficial to all parties concerned.

Sincerely,

Carol Szymanski,
Colchester Wetlands Agent

comps
of other
Towns

| Town | Population | Regulation | Mi2 | Date |
|-------------|------------|--|-------|--------------------------------|
| Lebanon | 7,142 | of 5 or more lots Sub division | 55.21 | Amended through 4/22 |
| Columbia | 5,272 | 3 or more New development | 22.1 | Effective 12/1992 revised 7/08 |
| Newtown | 27,173 | All 3 to 10 units residential subdivisions | 57.6 | March 2005 |
| Eastford | 1,649 | 3 or more new residences | 29.2 | |
| Oxford | 12,683 | 5 no more than 10 lots shall have at least one | 33.3 | 01/2020 |
| Glastonbury | 34,427 | 5 or more lot Sub division | 52.2 | 6/91 |
| Andover | 3,151 | All new developments | 15.7 | 7/2019 |
| Willington | 5,556 | Not greater than 1,000 feet from water supply | 33.5 | 11/2011 |
| Warren | 1,351 | As required by commission | 27.6 | 10/2010 |
| Sommers | 10,255 | 3 or more | 28.49 | 11/2007 |
| Washington | 3,646 | All new as required | 38.6 | 11/2000 |

Attachment:
(C)
(Surrounding Towns Comparisons/Approvals)

Attachment:
(C)
(Surrounding Towns)
(With Dry Hydrant Approvals)

FIRE DEPARTMENT

**Attachment:
(D)**

(Dry Hydrant)

(State Regulations)

35.01 ESTABLISHMENT.

A Fire Department for the town shall be established on the same pattern as the Seymour Fire Department.

Ord. passed 7-20-1970; Ord. passed 6-5-1972; Ord. passed 2-26-1979; Ord. passed 6-27-1988; Ord. passed 6-6-1994; Ord. passed 3-8-2010)

35.02 GOVERNMENT.

The following shall be adopted for the government of the Fire Department of the town.

(A) Officers of the Fire Department shall consist of a Board of three Chiefs, one each of these to reside in and represent the three principal sections of Oxford: the Center, Quaker Arms and the Riverside sections.

(B) The term of office for each Chief shall be from January 1 to December 31, and no Chief shall hold over in office after the termination of the year due to the failure of an appointment of his or her successor. Fire Chiefs shall be appointed as follows. Each company shall annually submit nominations in writing to the Board of Selectmen not prior to October 5, nor later than December 1, and the Selectmen shall appoint or reject the nominees in writing as soon as practical based on the scheduled Board of Selectmen meeting dates. If no nomination has been received by December 1, the Selectmen shall make the appointment. The three Chiefs shall be known as the Board of Chiefs, and within 30 days after their appointments, shall select one of their members to act as Chief and the others to act as Assistant Chiefs. In the event any Chief is unable to serve, or a vacancy occurs in his or her position, appointment of his or her successor shall be made by nomination by the company, and appointment or rejection in writing by the Selectmen within ten days from receipt of the nomination or as soon as practical based on the scheduled Board of Selectmen meeting dates. If there have been four rejections, or if no nomination is made within 30 days from the time a vacancy occurs, the Selectmen shall make the appointment.

(C) A six-member Fire Commission shall be appointed by the Board of Selectmen with members serving overlapping terms. Members of this Commission shall consist of one member of each of the fire companies, plus three independent citizens not currently associated with the Fire Department.

(D) Officers shall have the general superintendence of all the Fire Department property belonging to the town, and see that same is kept in order and ready for immediate use. They shall direct all proper measures for the extinguishment of fires, also enforce all regulations regarding fires.

(E) The Department shall consist of one or more fire companies, each having an active membership of at least ten men or women. The number of fire companies that the town shall provide shall be governed by the Board of Chiefs and the Board of Selectmen. Each company shall have its own officers, namely, Captain, Lieutenants, Secretary and Treasurer. Any member of any company may be removed from the Department by the Board of Fire Chiefs, after a full hearing and sufficient reasons found.

(F) (1) Active membership in the fire companies of the Town Fire Department is open to any resident of the town and former residents of the town grandfathered in, who moved his or her residence to Seymour, Beacon Falls, Monroe, Southbury, Middlebury or Naugatuck and who have been trained as a member of the Town Fire Department, were outfitted and equipped by the Town Fire Department and who was a member in good standing when residence was changed. Citizens and resident aliens of Seymour, Beacon Falls, Monroe, Southbury, Middlebury or Naugatuck who are at least 18 years of age may apply for membership. Out-of-town citizens and resident aliens may not exceed 10% of the total number of active members in each company as determined by the Board of Fire Chiefs. Budgetary restrictions may limit the actual number of new out-of-town residents added on a yearly basis.

(2) Applicants must be at least 18 years of age prior to starting their probationary period, and shall comply with all rules, regulations and laws of the town, state and the federal government, including but not limited to, the passing of any physical examinations, inoculations or other requirements.

(3) All members must continue to be a member in good standing to retain membership. Town employees serving as firefighters, and in good standing, may remain members regardless of their town of residence within the state. Out-of-town citizens and resident aliens shall not hold officer positions within the fire companies. Only turnout gear or equipment specifically approved by the Town Fire Department can be used by members while performing duties for the Town Fire Department.

(G) The Board of Chiefs shall annually hereafter prepare a budget for the Fire Department. This budget is to cover the purchase of equipment, repair and maintenance of all equipment and property in the jurisdiction of the Fire Department.

(H) Each company shall have power to adopt a constitution and bylaws for their regulation and government, provided, however, that no part of same shall be inconsistent with any of the bylaws adopted or hereafter adopted by the town.

Ord. passed 7-20-1970; Ord. passed 6-5-1972; Ord. passed 2-26-1979; Ord. passed 6-27-1988; Ord. passed 6-6-1994; Ord. passed 3-8-2010)

35.15 FIRE MARSHAL DUTY.

Pursuant to, without limitation, the provisions of Conn. Gen. Stat. § 7-148, and for the public's health, safety, welfare and convenience and to protect the town from fire, it is hereby made the duty of the Fire Marshal and his or her agents to inquire into and investigate the parking, or placing, of vehicles of all kinds, or any other objects, in driveways, alleys, parking areas and other open spaces adjacent to or leading to dwellings occupied by three or more families and buildings open to the public, where the blocking of driveways, alleys, parking areas and other open spaces by the parking or placing of vehicles or any other objects endangers the safety of persons occupying or using the dwellings and/or buildings so as to constitute a fire hazard, in the opinion of the Fire Marshal, to designate parking vehicles or placing objects in the areas as a fire hazard, and to have the areas posted as a fire zone/fire lane. This section shall not apply to driveways serving one dwelling occupied by less than three families.

Ord. passed 2-28-1994)

35.16 DEFINITION.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

FIRE ZONE and/or **FIRE LANE.** A designated, unobstructed passageway sufficient in size to permit free passage of fire and other emergency equipment from a public highway to all necessary areas or portions of any private or public property.

Ord. passed 2-28-1994)

35.17 ESTABLISHMENT.

Whenever the Fire Marshal shall determine that the reasonable safety of persons occupying or using any premises, public or private, requires the establishment of a fire zone/fire lane or orderly access of fire and other emergency equipment, for the protection of public safety, he or she shall establish the fire zone/fire lane by written order specifying the limits thereof; shall file copies of the order with the Board of Selectmen and Town Clerk and shall send a copy by certified mail, return receipt requested, to the owner(s) or agent(s) thereof of any private land on which the fire zone/fire lane is established. If any certified mail copy is returned, a copy of the order shall be published at least once in a newspaper having general circulation within the town and a copy of the order shall be posted in a conspicuous place at each dwelling or building affected thereby.

Ord. passed 2-28-1994)

35.18 APPEAL.

Any private property owner aggrieved by the designation of a fire zone/fire lane on his or her property may file with the Town Clerk, within 30 days after receipt of the Fire Marshal's order by mail or within 30 days of the last publication or posting of an order, whichever is later, written notice of appeal, setting forth therein reasons of aggravement. The Board of Selectmen shall hold a hearing on the appeal within 60 days after it has been filed. Reasonable notice of the time, date and place of the hearing shall be given to the property owner and the Fire Marshal. At the hearing the Board shall consider the reasons of aggravement, the reasons for establishment of the fire zone/fire lane and determine whether the order was reasonably necessary in order to protect the safety of persons occupying or using the dwellings and/or buildings involved. The Board may affirm, modify or rescind the order and shall notify the property owner and the Fire Marshal in writing of its decision within 15 days of the date of the hearing.

Ord. passed 2-28-1994)

35.19 SIGNS.

Within ten days of the establishment or modification of a fire zone/fire lane, the Board of Selectmen shall cause to be erected or installed adequate signs, markings or other devices to delineate the fire zone/fire lane and to warn that no parking or obstructing is permitted therein. Signs, markings and other devices erected or installed on privately owned premises, shall be at the cost of the private owner, and may be billed for and collected, in the same manner as municipal taxes, provided the Board of Selectmen causes a notice of lien to be filed on the records within 60 days after the erection or installation.

Ord. passed 2-28-1994)

35.20 PARKING PROHIBITED.

eking up or discharging passengers or loading or unloading commercial products.

Ord. passed 2-28-1994)

35.21 TOWING AUTHORIZED.

The Department of State Police officers and/or town police officers are authorized to remove or have removed by a commercial towing service any vehicle, or other object, parked or placed in violation of § 35.20 of this subchapter to the nearest available garage or place of safety, or to a garage designated or maintained by the Board of Selectmen within the town. The removal shall be at the risk and expense of the owner of the vehicle or other object. Vehicles or other objects so removed shall be stored in a safe place and shall be restored to the owner operator upon payment of a fine plus any other fees and/or surcharges to the state in the manner, location, method and time period as directed on the summons, plus reasonable costs of towing or hauling and storage.

Ord. passed 2-28-1994)

35.22 SUMMONS.

It is hereby provided, however, that the Department of State Police officers and/or town police officers may, in lieu of towing or hauling the vehicle or other object to a garage, serve on the owner, operator or other person in charge of the vehicle or other object, or attach to the vehicle or other object, a summons directing the owner, operator or other person in charge thereof, to pay a fine plus any other fees and/or surcharges to the state in the manner, location, method and time period as directed on the summons. The registered owner of a vehicle shall be presumed to be the operator of a vehicle. The person, or persons, placing any other object in a fire zone/fire lane shall be presumed to be the owner(s) of the object.

Ord. passed 2-28-1994)

35.23 FEES, FINES AND SURCHARGES.

Any fines, fees and/or surcharges for any violation of this subchapter shall be the same as established by the state for a similar violation occurring on a public highway.

Ord. passed 2-28-1994)

REQUIREMENTS FOR FIRE SUPPRESSION WATER TANKS/DRY HYDRANTS

35.35 PURPOSE.

The purpose of this subchapter is to establish the requirement for in ground water storage tanks used for initial fire attack and suppression in residential subdivisions or commercial/industrial buildings in areas that are not readily served by a municipal water supply as determined by the Fire Chief.

Ord. passed 9-15-2003)

35.36 NEW RESIDENTIAL SUBDIVISIONS.

Any subdivision or resubdivision having at least five but no greater than ten approved building lots shall have a minimum of one 10,000-gallon in ground water storage tank. Any subdivision having greater than ten approved building lots shall have at least one 10,000-gallon in ground water storage tank for every ten approved building lots, or portion thereof, as deemed necessary for fire protection of proposed residential units by the Fire Chief or his or her designee.

Ord. passed 9-15-2003)

35.37 COMMERCIAL/INDUSTRIAL DEVELOPMENT.

All commercial or industrial buildings of greater than 5,000 square feet of gross floor space, and addition of greater to an existing commercial or industrial building of more than 2,500 square feet or more shall install at least one 10,000-gallon in ground tank minimum or more as deemed necessary by the Fire Chief or his or her designee.

Ord. passed 9-15-2003)

35.38 MULTI-FAMILY COMPLEX.

s or her designee.

Ord. passed 9-15-2003)

35.39 TANK LOCATIONS.

Each tank, unless approved otherwise by the Fire Chief, shall be a minimum of 15 feet from the curb line to the centerline of the tank, and must be located within property deeded to the town as a condition of subdivision approval. Location of the Fire Department connection shall be within ten feet of the road curb line, and be located for fire apparatus accessibility from the road. The Fire Chief, prior to installation, shall approve all tank locations. Wherever the tank is not on the town right-of-way or the area designated on the record subdivision map to town right-of-way, the tank shall be located in a designated easement area which shall be placed on the record subdivision map and, prior to the filing of the record subdivision map, a easement shall be prepared by the developer/landowner which shall be in a form approved by Town Counsel and which shall be recorded at the direction of Town Counsel.

Ord. passed 9-15-2003)

35.40 SPECIFICATIONS/INSTALLATION REQUIREMENTS.

The Town Fire Department shall prepare a list of specifications for the tanks, piping and fittings and the requirements for installation which list shall be updated annually. All tanks, piping, fittings and installation shall comply with codes, standards and regulations applicable to the industry and where applicable, shall be UL approved. The list of specifications shall specify when a design by a licensed professional engineer is required and the procedure for testing for leakage upon installation. Metal tanks are not acceptable.

Ord. passed 9-15-2003)

35.41 TANK ACCESS.

All tanks shall have a 24-inch access from finished grade to inside of tank for inspection, cleaning and maintenance. A waterproof, bolted cover shall be used. Its bolts shall be stainless steel with penta heads.

Ord. passed 9-15-2003)

35.42 PERMITS, INSPECTIONS, APPROVALS AND INITIAL WATER SUPPLY.

All appropriate permits shall be obtained prior to construction. The Fire Chief, or his or her designated representative, shall be given two-business days' notice in order to observe installation prior to backfilling. All plans submitted to the Fire Department shall include proposed tank and fitting locations. Final approval shall be by letter issued by the Fire Chief, or his or her designated representative, and will be contingent upon "as-builts" being filed upon the completion of construction. A copy of the letter of approval shall be filed with the Planning and Zoning Commission and the Board of Selectmen and shall be kept on file in the record of the Town Fire Department. Water for initial filling of the tank shall be the responsibility of the developer/landowner. Water shall be from a potable supply. No certificate of occupancy shall be issued until the tanks are approved.

Ord. passed 9-15-2003)

Ariel Lago

**Insurance Impact and
Premiums / ISO Requirements**

From: Don Lee
Sent: Friday, August 12, 2022 12:22 PM
To: Ariel Lago; Steven Hoffmann; Carol Szymanski; Sal Tassone; Reed Gustafson
Subject: Re: Reg changes
Attachments: Rural Water Supply Fire Protection Regulation Rev 4- 8-22.docx

Here is the document with the added forth option D. "An approved precast concrete underground cistern with a Ten Thousand (10,000) gallon minimum capacity installed as part of the ground water retention system requirements" as requested by Bruce.

I love Carol's input and yes, we should strive for the 30,000 gallons to comply with ISO requirements, but it seems we cannot get 10,000 gallons. And she is spot on with the legislative changes in 2011. That was spearheaded by our state representative, the late Linda Orange. "A plan out west is to install 30,000-gallon underground water tanks to support fire suppression every square mile. While this might be ambitious, it is worth planting points on a map to identify coverage areas. When a new development is proposed and water for fire suppression is required, the new applicant should comply with installing the 30,000-gallon underground water tank in conformance with the town-wide fire suppression plan" Thank you for that support !

The legislature amended the inland wetlands and watercourses regulations in 2011 to allow for installation of dry hydrants wherever deemed necessary as a permitted use (no permits required from IWWA).

From: Ariel Lago <alago@ColchesterCT.gov>
Sent: Friday, August 12, 2022 11:15 AM
To: Don Lee <dlee@colchesterct.gov>; Steven Hoffmann <shoffmann@ColchesterCT.gov>
Subject: Reg changes

Hello gentlemen,

I will need a final draft to present to the commission for review. Can you provide me with a draft that I can use. I don't have anything specific presents old language and new language to be change?

Need Some Help!

*Ariel Lago
Zoning Officer / Assistance City Planner
Town Of Colchester
Office:860-537-7294
alago@colchesterct.gov*

ZONING REFERRAL FORM



| | |
|--|--|
| FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS | |
| Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org | |
| FROM: <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission) | Planning + Zoning Commission Municipality: Town of Colchester |
| TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street, Hartford, CT 06106 | Hayward Fire Department Date of Referral: 5/3/2022 |
| Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment: | |
| NATURE OF PROPOSED CHANGE: | |
| <input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change. | <input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations. |
| THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition | Town of Colchester Fire Dept. Planning + Zoning Commission |
| DATE PUBLIC HEARING IS SCHEDULED FOR: 5-18-2022 | |
| MATERIAL SUBMITTED HEREWITH: Proposed new text for zoning regulations Sec. 8.11.5 | |
| <input checked="" type="checkbox"/> Regulation Changes | <input type="checkbox"/> Map of Change |
| <input type="checkbox"/> Supporting Statements | <input checked="" type="checkbox"/> Public Notice |
| <input type="checkbox"/> Other (Specify): | |
| HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE: | |
| (FOR USE BY CRCOG) | Name: Ariel Lago Title: Asst. Planner Address: Town of Colchester 127 Norwich Avenue Colchester, CT 06415 Phone: 860-853-8884 cell Email: alago@colchesterct.gov |
| Date Received: | |
| Sent certified/e-mail? | |
| File Number | |

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | www.rivercog.org
Regional Planning Committee

May 5, 2022

Mr. Joseph Mathieu, Chairman
Colchester Planning & Zoning Commission
127 Norwich Avenue
Colchester, CT 06415

SUBJECT: Section 8.11.5, Emergency Services
Petitioner: Colchester Hayward Fire Department

Dear Mr. Mathieu:

The Town of Colchester has submitted the proposed new regulation for review pursuant to Section 3b of the Connecticut General Statutes. This review is being conducted on behalf of adjacent RiverCOG towns East Hampton and East Haddam. The petition proposes new definitions and standards for firefighting water supplies. These comments are provided for the consideration of the Colchester Planning & Zoning Commission during the upcoming public hearing scheduled to commence on May 18, 2022.

Intermunicipal Impacts

Staff review of the proposed regulations results in a finding that adoption of the regulation will not create any adverse intermunicipal impacts to the RiverCOG towns of East Hampton and East Haddam.

Thank you for your consideration of this finding. If you or members of the Planning & Zoning Commission have any questions about this report, please feel free to give me a call at (860) 581-8554.

For the Committee,

J. H. Torrance Downes
Deputy Director, RiverCOG

Copy via email to:

Mr. Jim Ventres, East Haddam Land Use Administrator
Mr. Jeremy DeCarli, East Hampton Land Use Administrator

RiverCOG

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

MEMORANDUM

TO: Southeastern Connecticut Municipal Land Use Departments
CC: SCCOG Chief Elected Officials and City/Town Managers
FROM: Samuel Alexander, Southeastern Connecticut Council of Governments *SA*
DATE: 15 May, 2018
RE: **PREFERRED PROCEDURE FOR MAKING REGIONAL REFERRALS
REQUIRED UNDER THE CONNECTICUT GENERAL STATUTES**

Thank you for your consideration of this request. Please share this memo with other appropriate staff and Commissioners.

As you know, the Southeastern Connecticut Council of Governments (SCCOG) responds to land use referrals required under Sections 8-3b, 8-23h(4), and 8-26b of the Connecticut General Statutes. Referrals under §8-3b and 8-26b are traditionally sent by Certified Mail; however, the Connecticut General Statutes were amended in 2011 to allow these referrals to be sent by e-mail. If no reply is received from the Council(s) of Governments (COG(s)) confirming receipt of the e-mail, referrals must be sent by Certified Mail within 25 days of the subject public hearing. §8-23h(4) does not specify a medium for referrals.

| | <i>Referrals Sent To</i> | <i>Referral Deadlines</i> |
|---|---------------------------------------|------------------------------|
| 8-3b. Zoning Map/Reg. Amendment <i>*Affecting land w/in 500' of adjacent town.</i> | Local COG and COG of affected town(s) | Public Hearing minus 30 days |
| 8-23h(4). Plan of Conservation & Development | Local COG Only | Public Hearing minus 65 days |
| 8-26b. Subdivision/Re-subdivision of Land <i>*That includes or abuts another town.</i> | Local COG and COG of affected town(s) | Public Hearing minus 30 days |

Currently, fewer than half of all referrals are received by e-mail; most are received by Certified Mail. SCCOG staff is encouraging your departments to please send regional referrals to a new, dedicated e-mail address: referral@seccog.org. An automatic reply, indicating receipt of the referral, will immediately be sent and may be used for your records. Visit www.seccog.org/refer for more details.

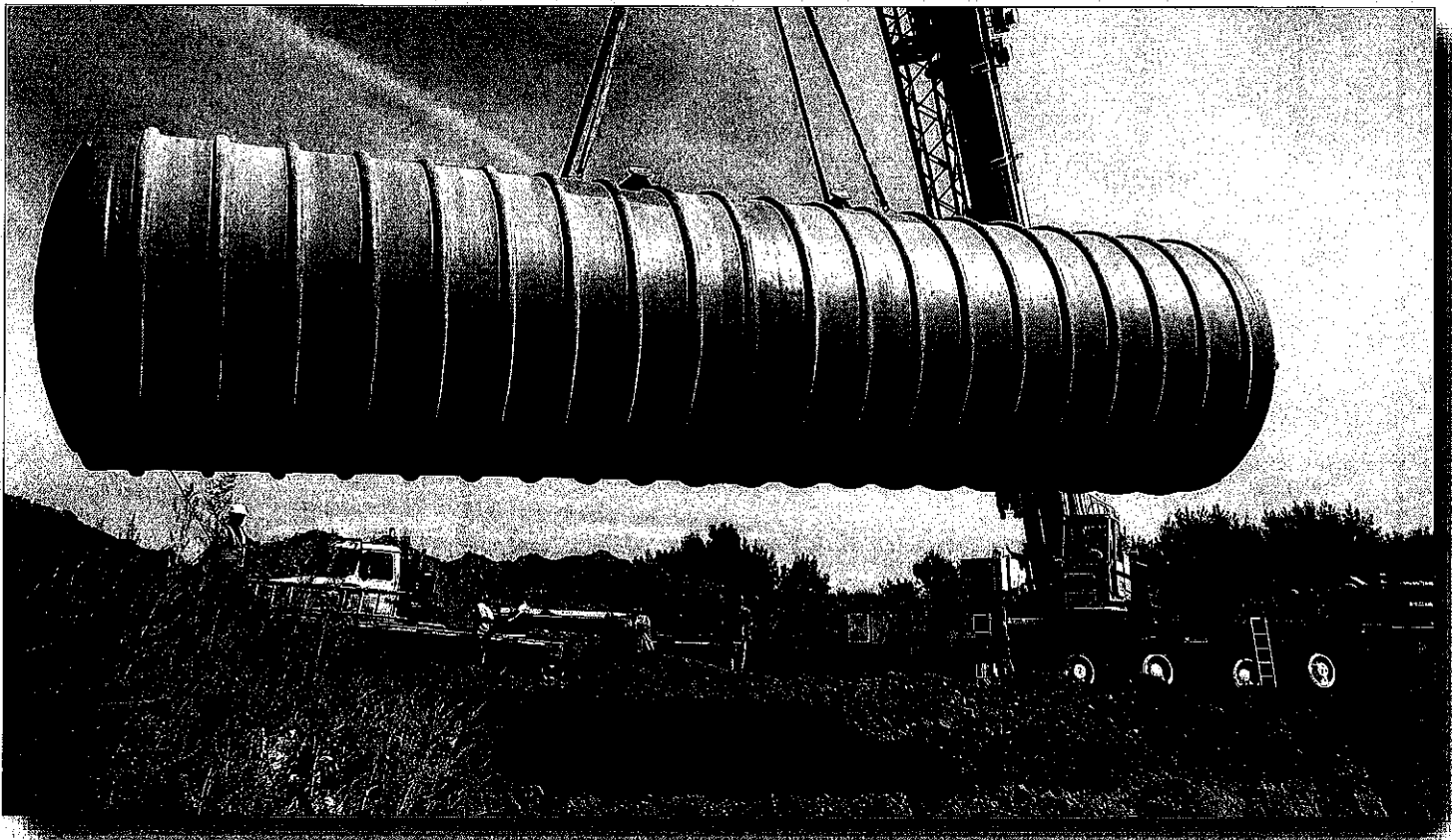
It is the goal of this procedure to reduce paper waste as well as the high costs associated with Certified Mail. We appreciate your cooperation in meeting this end.

Member Municipalities: Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham

Fiberglass Tank Installation Brief

Manufacturing and Shipping Locations for Darco Tanks

Roanoke, Virginia
Macon, Georgia
San Antonio, Texas
Helena, Montana
Sacramento, California



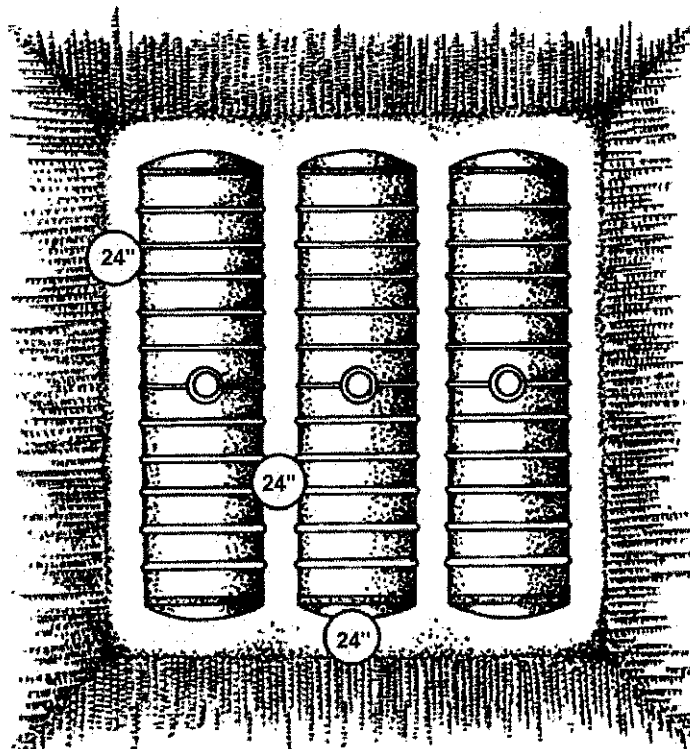
Fiberglass Tank Installation Brief

HOLE SIZE AND WORKING CLEARANCE FOR BACKFILLING UNANCHORED TANKS

1. Allow for 12 inches of bedding material below each vessel.
2. Allow a minimum of 24 inches from the tank to the excavation walls.
3. Allow 24 inches between individual tanks set side by side or end to end.
4. Clearances must be increased to accommodate any anchor system.
5. Contain backfill gravel expense - **do not over excavate.**
6. **Follow OSHA 1926.650/P open trench safety guidelines when installing tanks and associated piping.**

Tank Spacing

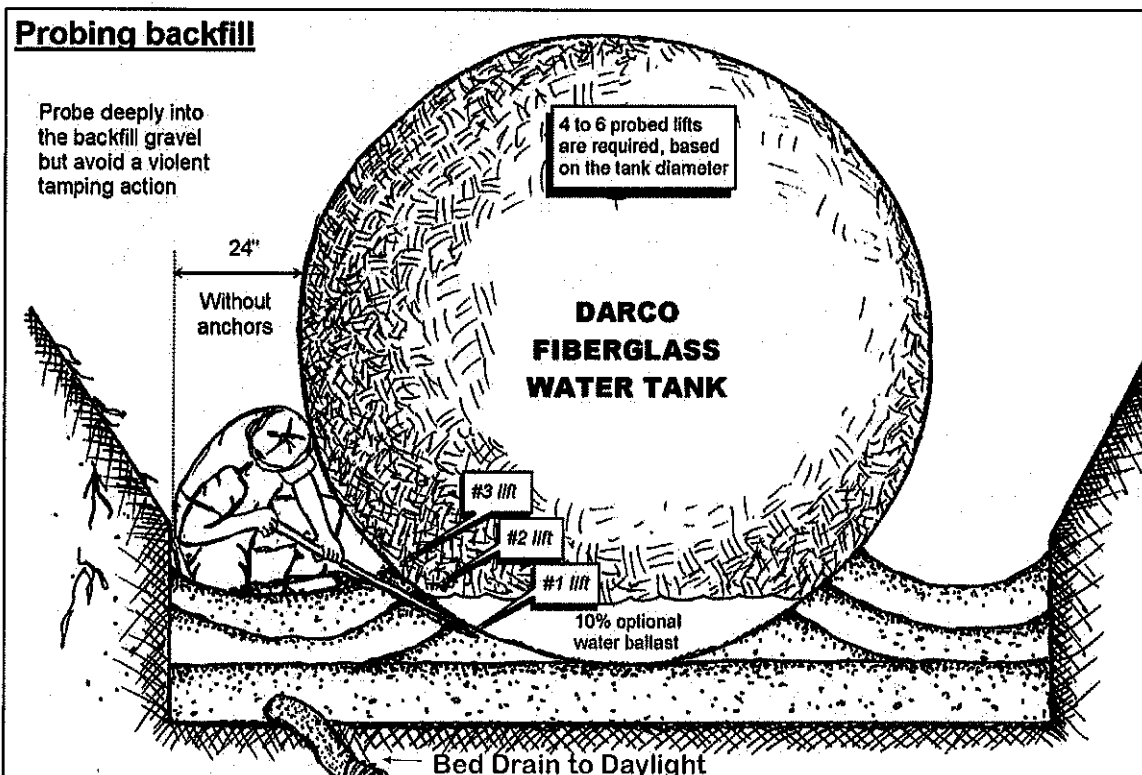
Allow at least 24 inches between individual tanks and sides of the hole for ample room to backfill and probe properly. This distance will need to be increased to allow space for an anchor system if used.



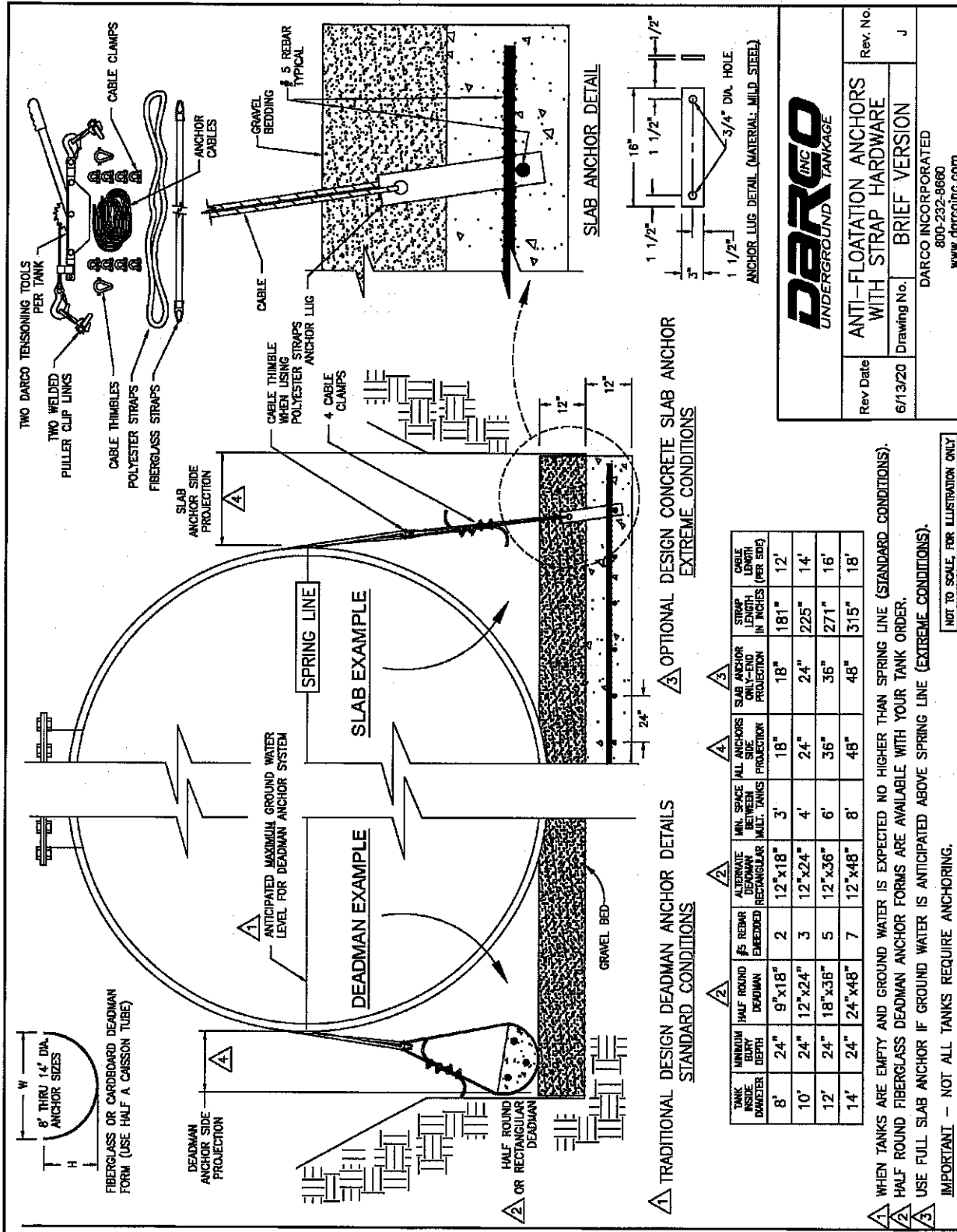
Fiberglass Tank Installation Brief

FULL BURY INSTALLATION PROCEDURE (continued)

12. Never leave a newly installed tank empty. Fill it completely as soon as possible **AFTER** gravel backfill is complete.
13. Secure the manway covers at all times to discourage curious children and vandals.
14. Review the illustration below depicting the probing process:
 - Probe tool is a 3/4 inch metal pipe about 4 to 5 feet long with a tee handle and a flattened tip to more easily penetrate deep into the gravel backfill under the haunches of the tank.
 - No voids or air pockets may exist under tank belly for proper support.
 - Probe thoroughly from 4 o'clock to 8 o'clock positions from both sides.
 - Probe deeply, but avoid violently tamping, which may disturb the tank.
 - **Specified backfill gravel must completely cover and encapsulate the tank - below, on all sides, and above - such that the tank is no longer visible.**



Fiberglass Tank Installation Brief



| TANK INSIDE DIAMETER | MINIMUM BURY DEPTH | HALF ROUND DEADMAN | #5 REBAR EMBEDDED | ALTERNATE DEADMAN RECTANGULAR | MIN. SPACE BETWEEN MULT. TANKS | ALL ANCHORS SIDE PROJECTION | SLAB ANCHOR ONLY- END PROJECTION | STRAP LENGTH IN INCHES (PER SIDE) | CABLE LENGTH PER SIDE |
|----------------------|--------------------|--------------------|-------------------|-------------------------------|--------------------------------|-----------------------------|----------------------------------|-----------------------------------|-----------------------|
| 8' | 24" | 9" x 18" | 2 | 12" x 18" | 3' | 18" | 18" | 181" | 12' |
| 10' | 24" | 12" x 24" | 3 | 12" x 24" | 4' | 24" | 24" | 225" | 14' |
| 12' | 24" | 18" x 36" | 5 | 12" x 36" | 6' | 36" | 36" | 271" | 16' |
| 14' | 24" | 24" x 48" | 7 | 12" x 48" | 8' | 48" | 48" | 315" | 18' |

DARCO UNDERGROUND TANKAGE

ANTI-FLOATATION ANCHORS WITH STRAP HARDWARE

Rev. No. J

Rev Date 6/13/20

Drawing No. BRIEF VERSION

DARCO INCORPORATED
 800-232-8660
 www.darcoinc.com

△ TRADITIONAL DESIGN DEADMAN ANCHOR DETAILS STANDARD CONDITIONS

△ OPTIONAL DESIGN CONCRETE SLAB ANCHOR EXTREME CONDITIONS

△ WHEN TANKS ARE EMPTY AND GROUND WATER IS EXPECTED NO HIGHER THAN SPRING LINE (STANDARD CONDITIONS).

△ HALF ROUND FIBERGLASS DEADMAN ANCHOR FORMS ARE AVAILABLE WITH YOUR TANK ORDER.

△ USE FULL SLAB ANCHOR IF GROUND WATER IS ANTICIPATED ABOVE SPRING LINE (EXTREME CONDITIONS).

IMPORTANT! - NOT ALL TANKS REQUIRE ANCHORING.

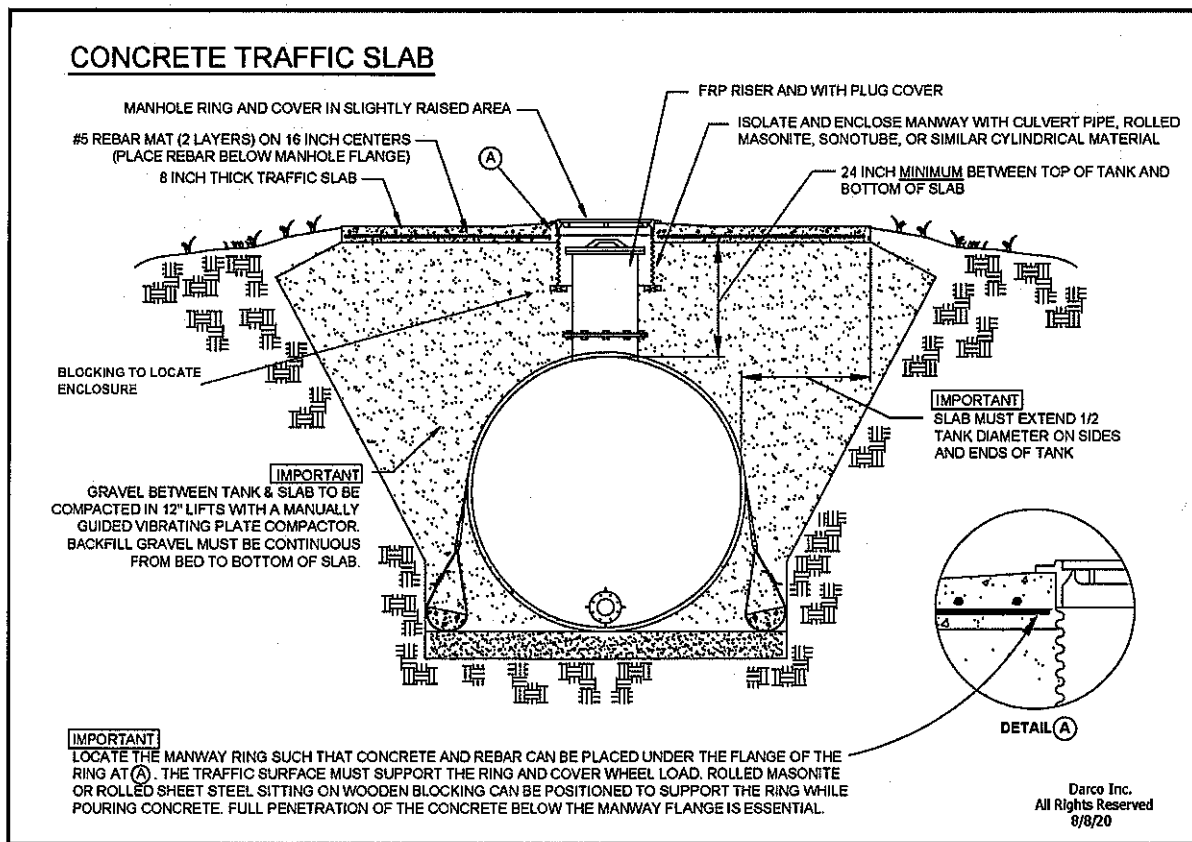
NOT TO SCALE, FOR ILLUSTRATION ONLY

Fiberglass Tank Installation Brief

TRAFFIC SLABS FOR HEAVY VEHICLES

We recommend that you install tanks under a traffic surface **only as a last resort** when no other suitable alternate location is available.

1. Follow our installation manual carefully and call Darco if you have questions or concerns.
2. Observe the proper 24-inch minimum bury depth from top of tank to the **underside** of the traffic slab.
3. Specified backfill must be used exclusively - **no soil may be replaced between the tank and the concrete slab**.
4. Manually probe each 12 inch backfill lift to spring line followed by mechanically compacted gravel lifts to grade. Compact only with a **hand-guided vibrating plate machine**. Do not use a "jumping jack" or "sheeps foot" type compactor.
5. Traffic slabs must be properly reinforced, cured, and of correct thickness and strength to withstand anticipated traffic loads (consult a civil engineer).

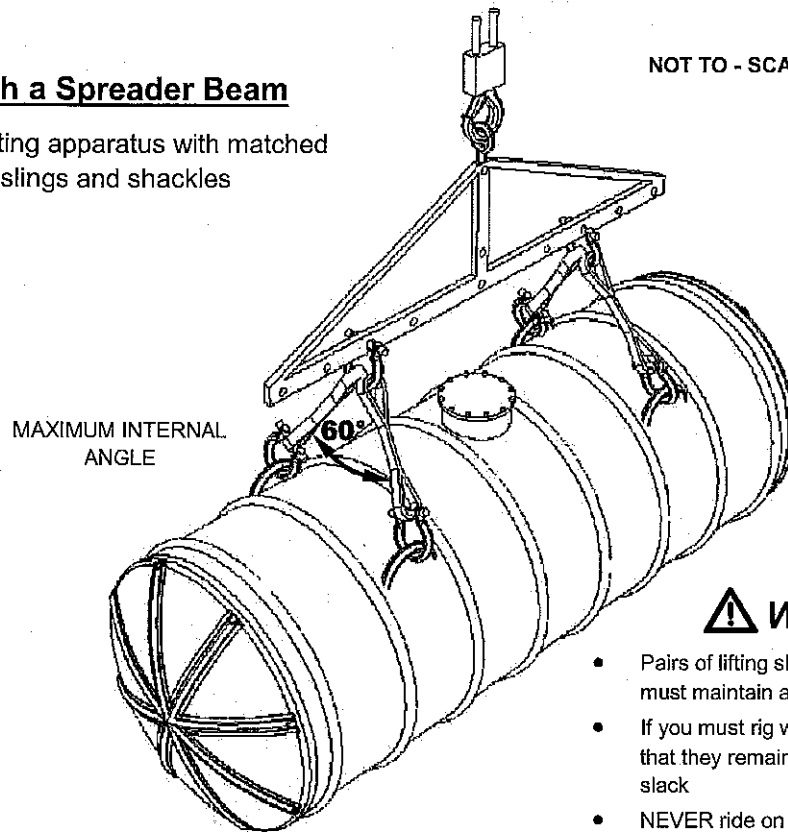


Fiberglass Tank Installation Brief

Rigging with a Spreader Beam

Spreader beam lifting apparatus with matched wire rope slings and shackles

NOT TO - SCALE FOR ILLUSTRATION ONLY



- Pairs of lifting slings attached to tank lifting lugs must maintain an internal angle no greater than 60°
- If you must rig with chain, safety wire all hooks such that they remain hooked even if the chain goes slack
- NEVER ride on or walk under tank while in the air

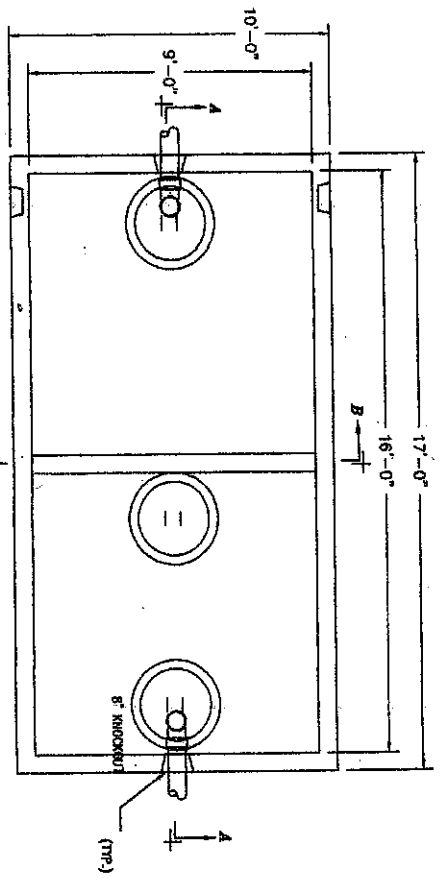
TEMPORARY STORAGE AT THE JOB SITE

1. Set FRP tanks on a temporary flat bed of soft soil or backfill material.
2. Chock in place with rubber tires and rope down if high winds are likely.
3. NEVER roll a tank into position over rocky or frozen ground.

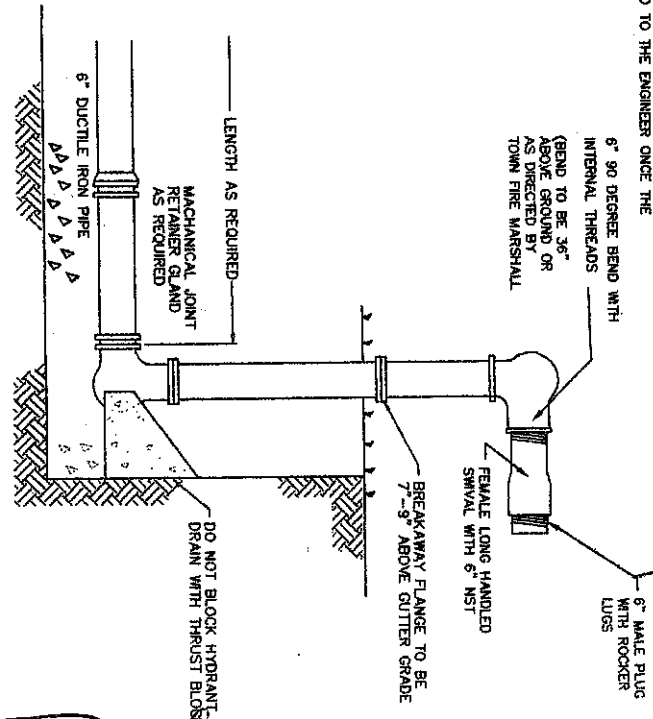
STANDARD STABLE SOIL SITE REQUIREMENTS

1. Soil bearing must be at least 2500 lbs. / sq. ft. (consult a geotechnical engineer).
2. Soil cohesion must be at least 500 lbs. / sq. ft. for side wall integrity.
3. Back slope or bench walls per OSHA 1926.650/P guidelines for trench safety.
4. If the site may be subject to seasonal or unpredictable ground water, do consider:
 - Using deadman anchors or a reinforced slab anchor.
 - Burying the tank above probable ground water with a mounded soil cover.
 - Installing a tank bed underdrain ground water discharge pipe routed downhill to daylight.

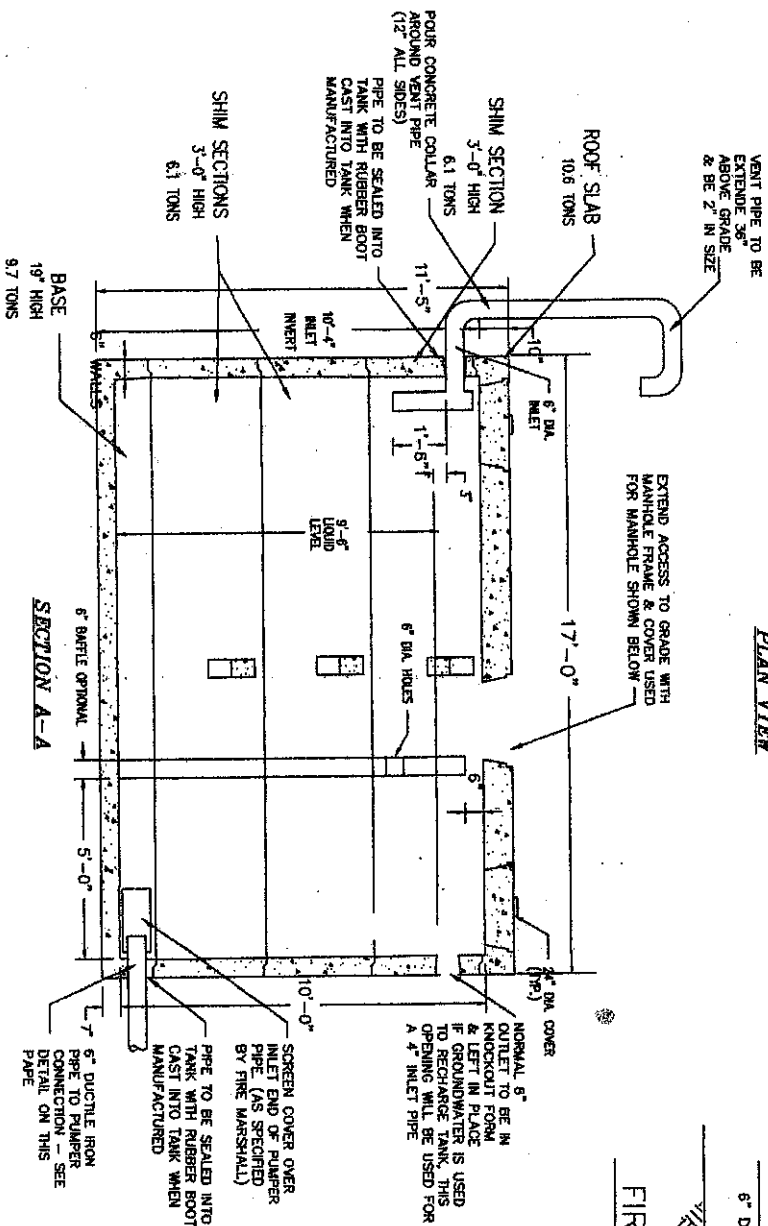
BUOYANCY CALCULATIONS SHALL BE SUBMITTED FOR THE PRECAST CONCRETE CISTERN'S PRIOR TO ANY CONSTRUCTION IN THE CONSTRUCTION SECTIONS WHERE THE TANKS ARE LOCATED. COMPUTATIONS SHALL BE SUBMITTED TO THE ENGINEER ONCE THE TANK MANUFACTURER IS CONTACTED.



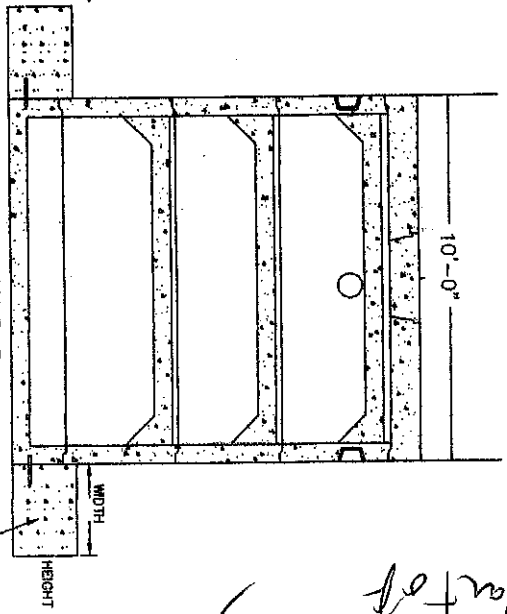
PLAN VIEW



FIRE TANK PUMPER CONNECTION



SECTION A-A



SECTION B-B

10,000 GAL TANK FOR FIRE FLOW STORAGE

97-27928

Cowstock Trail East Hampton

manways Detention Pond (clearly) Deflection



Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | www.rivercog.org
Regional Planning Committee

May 5, 2022

Mr. Joseph Mathieu, Chairman
Colchester Planning & Zoning Commission
127 Norwich Avenue
Colchester, CT 06415

SUBJECT: Section 8.11.5, Emergency Services
Petitioner: Colchester Hayward Fire Department

Dear Mr. Mathieu:

The Town of Colchester has submitted the proposed new regulation for review pursuant to Section 3b of the Connecticut General Statutes. This review is being conducted on behalf of adjacent RiverCOG towns East Hampton and East Haddam. The petition proposes new definitions and standards for firefighting water supplies. These comments are provided for the consideration of the Colchester Planning & Zoning Commission during the upcoming public hearing scheduled to commence on May 18, 2022.

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Thank you for your consideration of this finding. If you or members of the Planning & Zoning Commission have any questions about this report, please feel free to give me a call at (860) 581-8554.

For the Committee,

J. H. Torrance Downes
Deputy Director, RiverCOG

Copy via email to:

Mr. Jim Ventres, East Haddam Land Use Administrator
Mr. Jeremy DeCarli, East Hampton Land Use Administrator

RiverCOG

TO: Planning and Zoning Commission

FROM: D. Tarnowski
183 Wall St



RE: Niantic Bay Group, LLC - Special Permit
Application 2022-007

I would like to address some concerns I have regarding the above-captioned proposal and its effect on the public safety and traffic management of Wall St. (Photos attached)

Wall Street - Public Safety

- Part of Town Center Village
- Collector Rd: 3/4 mile in length with no sidewalks or shoulders
- Topography: hills, knolls or slopes, and a curve
- Residential Occupancy: over 90 percent residential homes, which were primarily built in the late 1950's thru the 1960's.
- Businesses: gas station and a chiropractic business at the North end of the street

Over the years residential areas have developed in the Cabin Road area and off of Route 16. Additionally a recreational facility, golf course, and additional housing developed on Old Hebron Rd and other homes that connect with both Old Hebron Rd. and Rte 85 in the Beechwood area. The town center, especially along Main St., has emerged into a very active business area (Stop and Shop, CVS Plaza, banking facilities, gas stations, etc.) and has become very congested and at times extremely difficult to get through. As a consequence, many drivers are using Wall St. as a shortcut to escape the congestion, and the

2022-007

amount of vehicular traffic on Wall St. has increased. The type of vehicles has also changed and now includes many more FedEx, UPS, and Amazon delivery trucks, small trucks, and even 18 wheelers. However, the design and structure of this 1900's road has not been modified in any way.

The vehicular traffic from the twenty homes proposed by this applicant, may vary from 20 to 100, or even more, new trips per day, depending on how many drivers are in the household. This will decrease the safety of the people who live on and in the area of Wall St; those who need to get out of their driveways; those who walk, jog, or bike on it (both young and old), and all the drivers. If an emergency vehicle needs to get through there isn't even a shoulder for a vehicle to pull over to the side.

A risky activity that also has been increasing, is that vehicles (including an oil tanker recently, see attached picture), are cutting across to and from Old Hartford Rd to get into or to leave the Mobil station at the top of Wall St. People are stopped for the stop sign and vehicles will go behind them to get in or out of the Mobil station. It is also very difficult to see anyone exiting from that area.

Wall St. has issues with its topography, its width, and its safety. The addition of the vehicular traffic to be generated from this proposal is not something that this road is able to safely accommodate at this time nor would it make the street more pedestrian-friendly, which is what the Commission proposes for streets within the Town Center.

School Buses:

If there are school age children in this development, where will the pick up and drop off points be for the buses? The policy in Colchester is that, if a bus cannot safely access a development, there is a designated pickup/drop off area. For children in Grades K-2 special rules apply because they are door to door riders. However, if the bus cannot safely access the development, children are picked up/dropped off in a designated area, and there must be a designated individual with the child at that bus stop. (Third grade is optional)

What are the options for this development?

As a resident who's driveway is almost directly across the street from the exit/entrance I have concerns regarding the location of any bus stop on Wall St. for this development.

- I don't know how parents who possibly might be driving any of their school aged children to the bus stops as required, in rainy/snowy/cold weather, mornings when it may still be dark or just getting light or because of lateness and not having enough time from the far end of the complex to walk to the bus, or any other reason are going to line on the exit/entrance lanes.
- Will some have to park along Wall St?
- Will some have to make a u-turn on Wall St. to get back to their homes after dropping off their children?

- *I want to be sure parents do NOT use my driveway as a turn around, and*
- *I want to be sure that my driveway is not blocked when the bus stops.*

2022-007

The public safety and traffic management for the residents of this area and for any one who uses this street in any way is of great concern. I hope that this Commission will be proactive in its review of the public safety issue and consider all the implications of the increase in traffic.

Attachments: Pictures from Wall St. for your review

2015, 2017, 2019 — 18 wheelers

Aug 2022 — Oil tanker leaving Mobile station and cutting across top of Wall St to get to Old Hartford Rd.

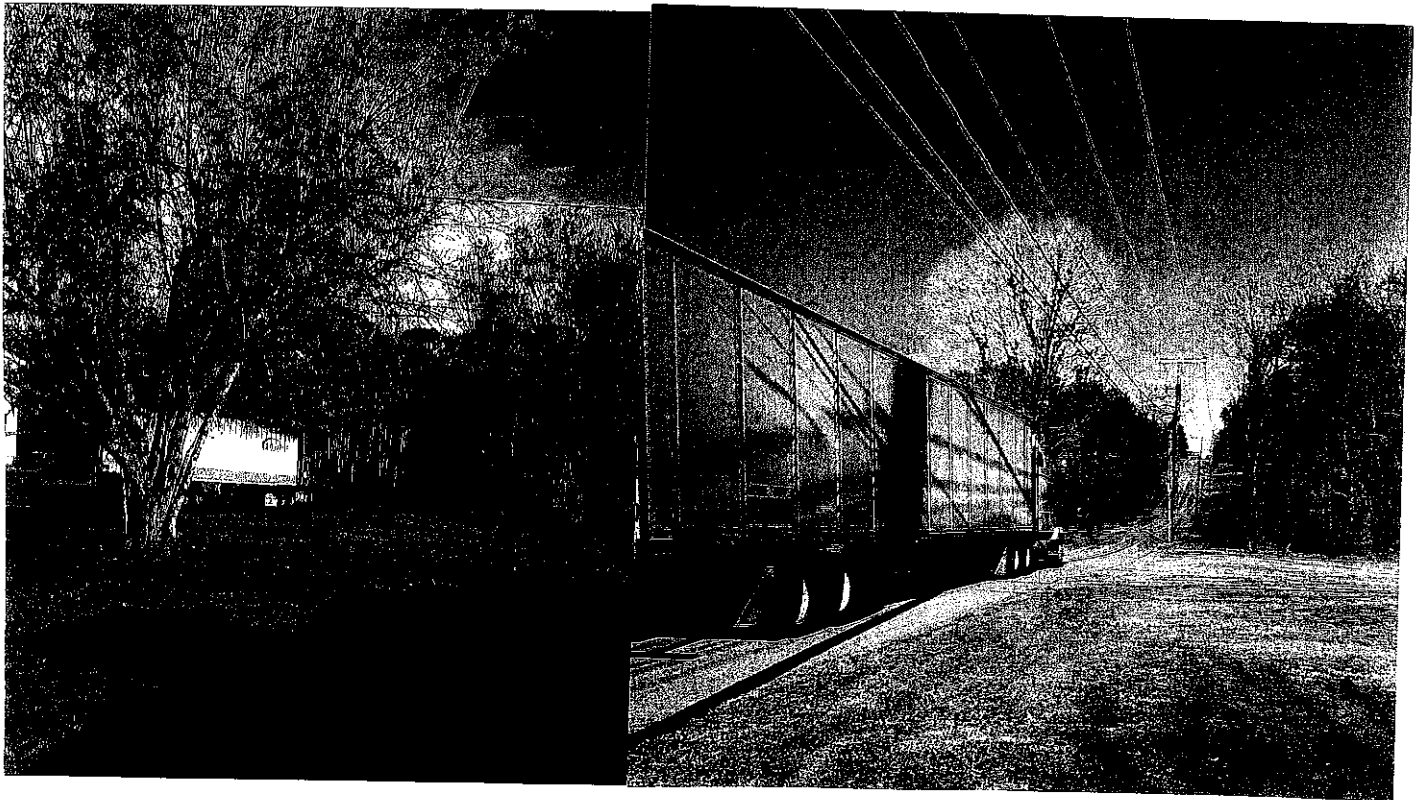
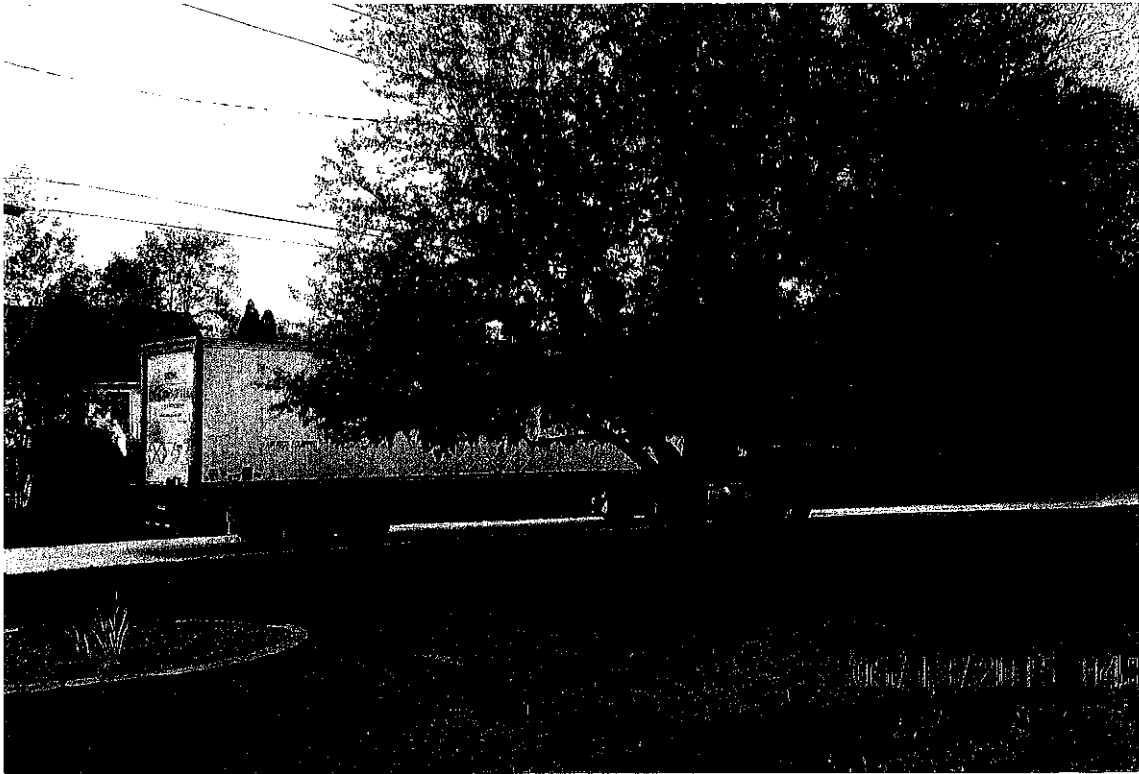
July 2022 - Location of Kristen Lane (to left of elm tree and right of flag pole; across from 183; also another driveway to right of elm tree)

July 2022 - Eight pictures of Wall St. topography

APP. P+2
22-007

WALL ST 2015-2019

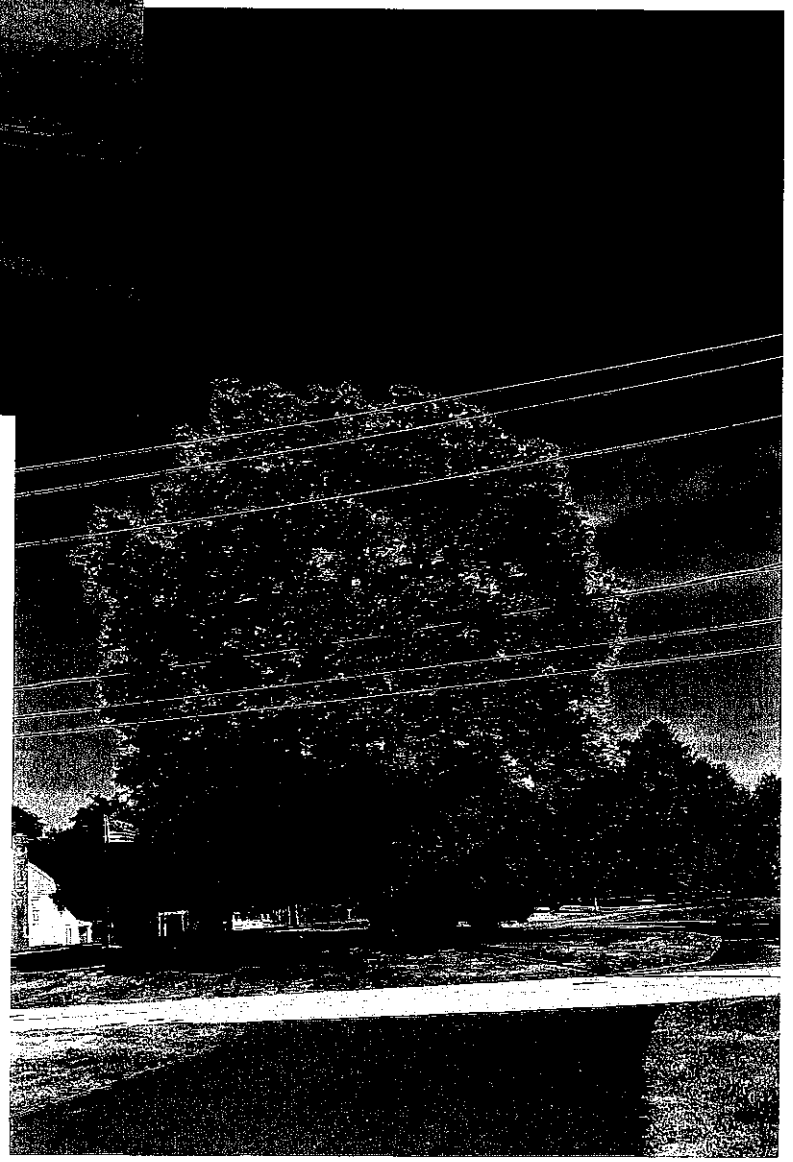
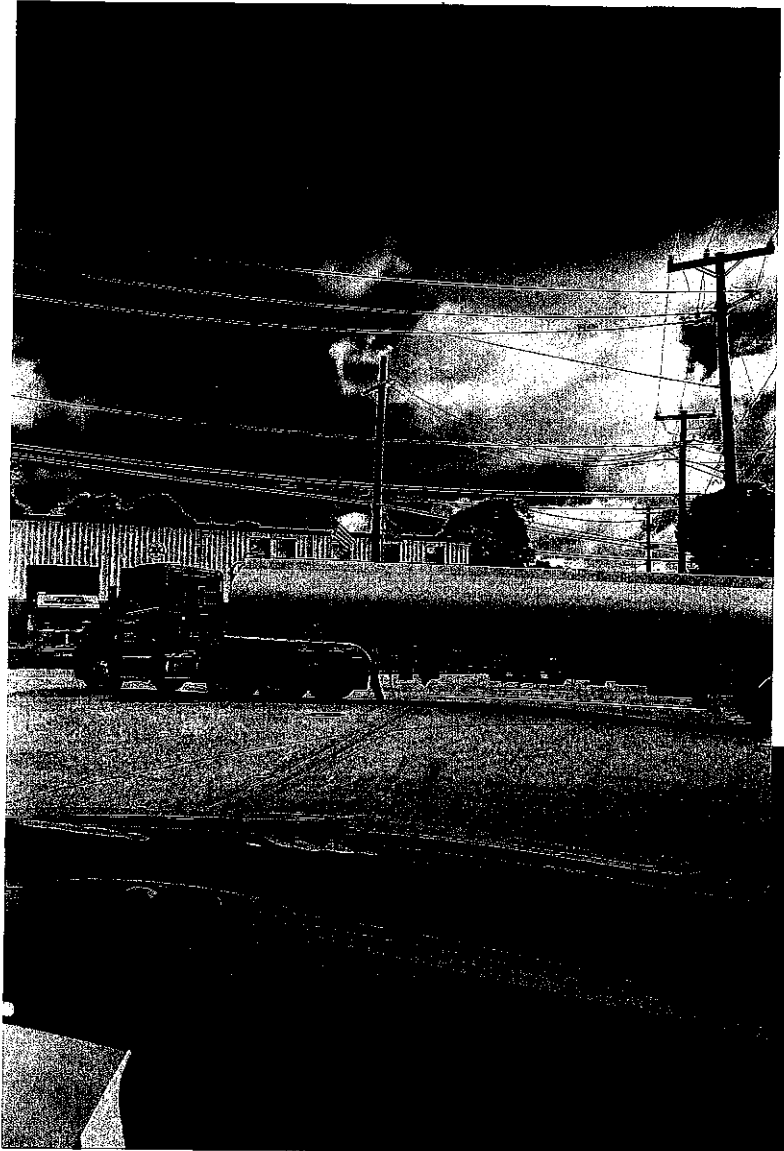
8/2022



APP P+2 22-007

8/2022

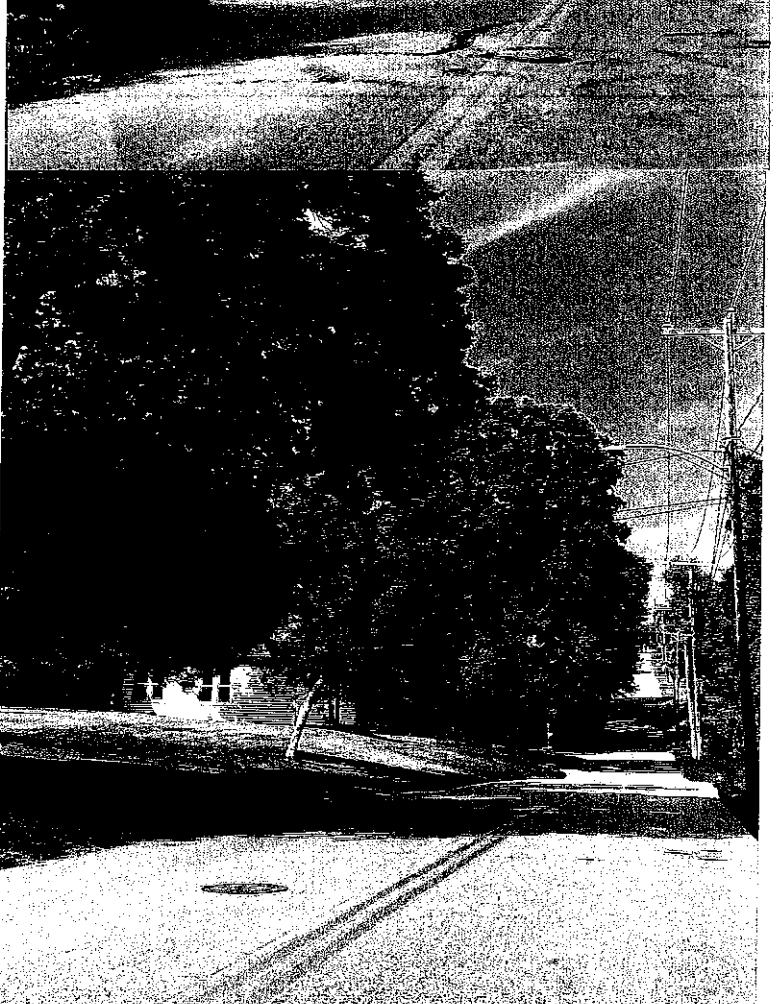
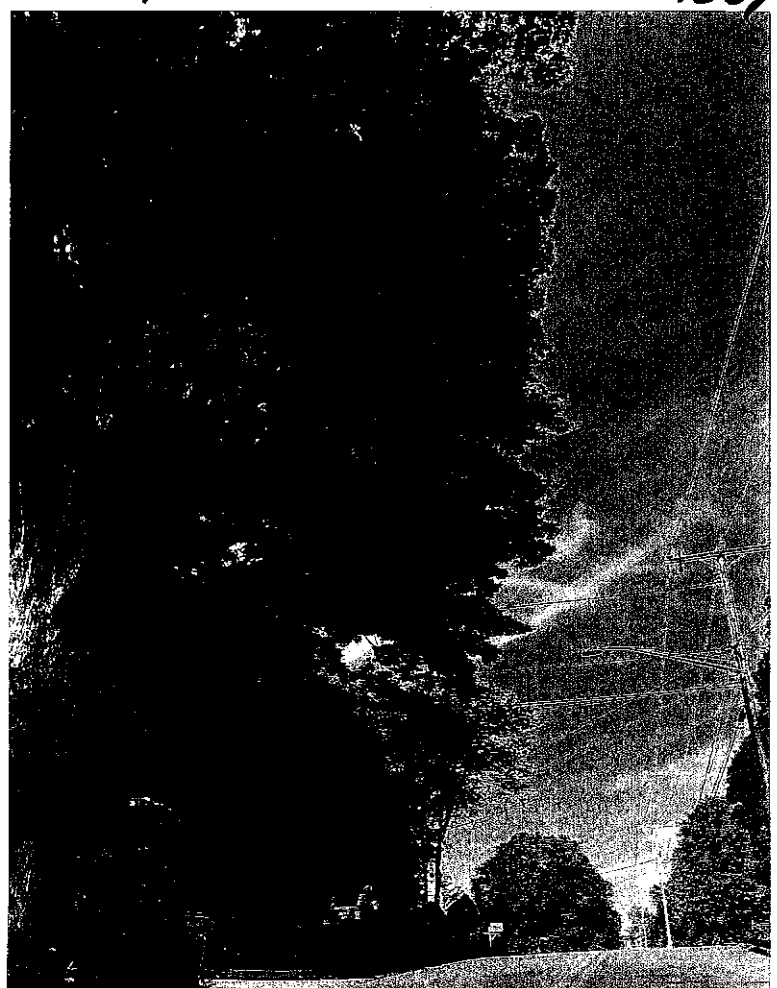
WALL ST
2022



WALL ST - So to No

7/2022

Pr2 app 29-
1007

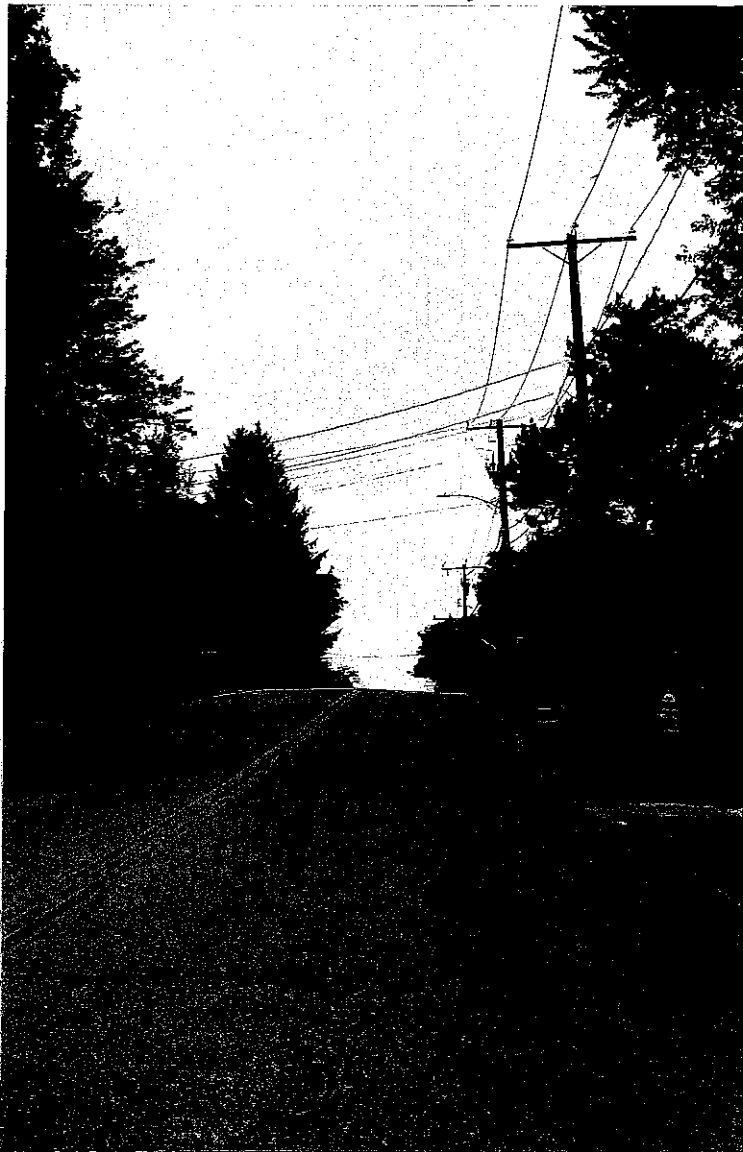
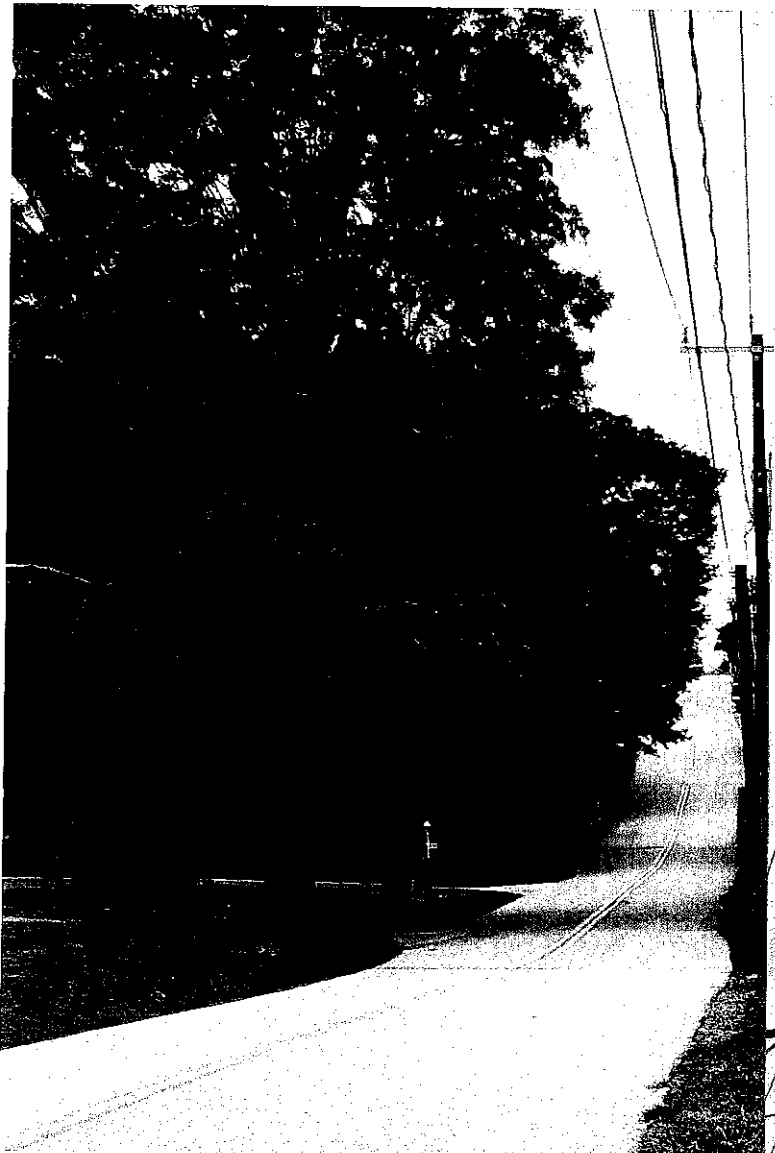


Wall St.

Pix 1-3 So to No

Pix 4 No to So

7/2022
P+2 APP 29-007



To: Colchester Zoning and Planning Commission

From: Lillian Atkins 148,156,168 Wall St. property owner

Date: August 12,2022

Re: Niantic Bay Group LLC

Proposed 20 unit housing project off Wall Street - 0 Rutka Lane

Correction to minutes of P&Z special meeting of Wed. July 27,2022:

Line 10 - L Atkins,156 and 168 Wall Street,spoke of runoff from the industrial park area...

* need to add 148 to sentence

My concerns as a taxpayer concerning this development:

1. This proposed development will add traffic problems to a street that is a busy collector road especially during peak hours (people leaving/returning from work,school,school,etc.)

It is not a safe street presently for pedestrian traffic due to the lack of sidewalks, the "quirky" nature of the street (steep incline, inconsistent levels of road surface which include flats,rises,dips and road width), and the increased volume of large,heavy trucks.


The majority of residents who live on this street need to back out of their driveways onto Wall Street which can be dangerous especially at the lower end of the street (when cars coming down the street reach their highest speeds.)

2. Much of the surrounding, adjacent areas of this development is fairly open land.The plans do not presently show a buffer zone to demarcate the project from the surrounding properties. What plantings or screening can be done?
3. The 148 and 168 property lines which abut the development have several **old fence posts and trees** that demarcate the property boundaries presently. I **DO NOT** want any of them on the 148 and 168 parcels removed.

I invite the commission members to personally drive down and then up Wall Street to note the concerns for public safety that cannot be realized on a set of construction plans.

Thank you in advance in advance for your consideration.

Sincerely,


Lillian Atkins

P&Z 2022-007
Aug 2022

To: Colchester Planning & Zoning Commission

This letter is to address my concerns with the 20-unit development being proposed on Rutka Lane. I have major concerns over the traffic this will bring. Currently without this development there are already traffic issues on this road. Adding another 20 houses will create an even bigger problem. This isn't just a traffic issue it's also a public safety issue. The road is narrow and Wall street is used as a way for drivers to avoid going through the center of town. On a daily basis my wife and I already have a problem leaving my driveway due to cars speeding and driving erratically. Adding another 20 houses to this mix will cause an even bigger problem and safety concern. As the road sits now its not safe to even walk up or down the street

The proposed development is claimed to be family friendly. Do you think these families will want to just stay in their homes or in their small yards? Once they attempt to leave their street they will soon realize they don't have choice and can't even safely go for a walk with out having to worry about every car driving by. Also, the town claims that the road can handle the traffic. That claim is made off of the fact that the road can physically handle the traffic not based on if it can handle the traffic in a safe manner. The traffic studies aren't current and traffic has become worse since these studies have been done.

I had stated in the last meeting that stop signs should be put in. I made this statement based off of not having enough information as the last legal notice was not specific in pointing out the location of this project. After looking at where the development would be I disagree with the stop signs. Because of the location it will only make things worse and other ways to help with traffic should be explored. I would strongly encourage the members before coming to a decision to take a drive to Wall street and see it for yourself. Attempt to walk up or down Wall street and see if it seems safe to you.

Sincerely,
Steve Bisson
223 Wall St.

TOWN OF COLCHESTER
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on August 7, 2022 at 7:00 PM, to hear and consider the following proposal:

Site: **WALL ST. - Proposed 20 Unit multi-family residential project** and Aquifer Protection Zone.

Address: **WALL ST. - Proposed 20 Unit multi-family residential project** located at 127 Norwich Avenue, and adjacent to the proposed multi-family residential project (6:30 am - 4:00 pm) on Friday, August 5, 2022.

Project Manager: **George Commission**
Project Manager: **George Commission**

* Attention Colchester Town Residence *

NEW PROPOSED PROJECT BY MINUTIC BAY GROUP
20 MULTI-FAMILY HOUSES ON 6 ACRES LOCATION
WALL ST / ROTKA LANE

* NEGATIVE IMPACTS *

1. Huge Increase in Vehicle Traffic on WALL street and Linwood Cemetery Road
 2. WALL street has a steep Hill, slopes and Dips much LIKE a Rollercoaster Ride. DUE to the ROAD ITSELF it create UNSAFE conditions FOR Pedestrians, cyclists and Driven Themselves.
 3. Negative Effects on our CLEAN WATER and Aquifer Protection ZONE (APZ)
 4. TAX INCREASE to Support Added School AGE Children and Town Services
- * Public Hearing *
- Aug. 17th AT 7:00 PM
- Town Hall, Norwich Ave.

Aug 12 2022

Pg 1

To: The Planning + Zoning Commission

This written communication is to NOT grant a Building Permit for proposed 20 unit multi-family residential project on approximately 6 Acres, in The TOWN CENTER VILLAGE (TC) district and Aquifer Protected Zone (APZ)

Most of these questions will be from Zoning Regulations Dated January 15 2015

The following concerns will relate to the Regulations

pg 3 2.0 Zoning Districts

B Town center / Westchester Village

pg 18 5.0 TOWN CENTER

5.1 CHARACTER OF TOWN CENTER

USE "LESS Automobile dependents" Project will create approximately 40 more CARS (Vehicles)

" 5. Encourage Pedestrian Friendly Environment "

" NOT Rely on Automobile Traffic " NOT TRUE

9. " CONSERVE LAND " " Limit Impact of Development " NOT TRUE

" 10. Reduce the Impacts of sprawl and Traffic congestion.

will only create MORE Traffic

Pg 20 5.5 Performance Requirements

"Some Areas within the (TC) may be subject to Additional Review"

1. "Encourage to provide pedestrian and/or bicycle paths"; Promote pedestrian and bicycle circulation and Safety in the Town Center YES the Project will have Sidewalks But WALL Street HAS None

Pg 37 USE STANDARDS

8.1 Housing

1. Multi-family development

"Does not Adversely Alter the Character of established Single-Family Neighborhoods"

This Project will ~~not~~ Alter in the Neighborhood IT will Adversely Alter YES

Pg 38 3. Planned Development (PD)

Pg 39 E. which shall be Capable of accommodating the Added Traffic. 20 Houses 2 car per House = 40 MORE cars = MORE TRAFFIC
 Presently other Developments are being Built such AS JORDAN LAKE 24 units, North Pond 37 units and many more proposed. WALL STREET will HAVE HUGE Increase in TRAFFIC Volume

Pg 78 9.2 Aquifer Protection

This Project will not Protect and Preserve
Ground Water Quality

ALL of 9.2.1 Should Be Reason To
Deny A permit to Build 20 unit
multi-family residential project.

Pg 79 9.2.1 E 1. Prohibited Uses (APZ)

d. Any use involving underground leaching
systems for stormwater from paved
highways, parking and Developed Areas

Retention Pond collects stormwater
then travels to wet lands

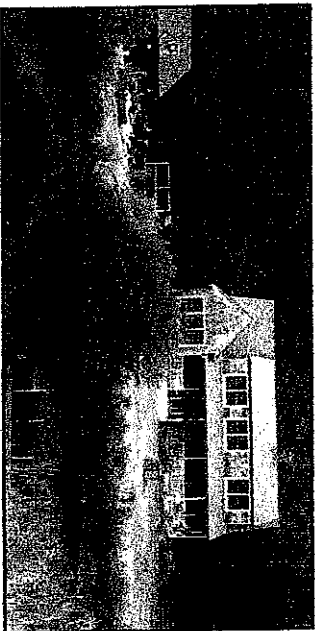
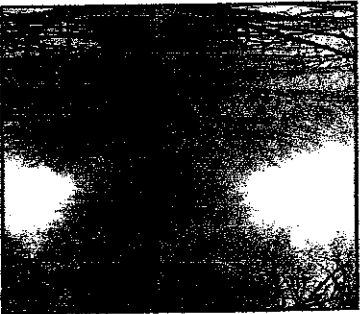
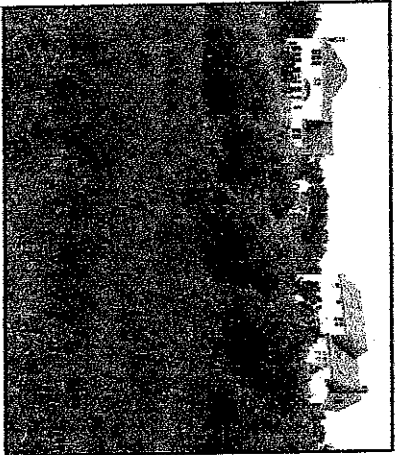
Thank - you

John J. Wissler
220 Wall St
Colchester, CT.

PLEASE TURN TO

PAGE 2

The Backyard Water *pin* Resources Guide



**A Guide to the Stewardship and
Protection of Backyard Wetlands, Ponds,
Streams, Lakes, Rivers and Estuaries**

WE ALL LIVE IN A *Watershed*

Created by the natural folds and creases of the earth's surface, a watershed is an area of land that drains rainfall and snowmelt to a single outlet. Watersheds can be small, like the local watershed that drains to your backyard wetland, stream or pond. They can also be very large, like the Connecticut River watershed. There are also various types of watersheds—rural, agricultural, forested, urbanized or suburbanized—depending on the land uses within them.

Each of us lives in a small local watershed. These small local watersheds lie within larger regional watersheds. In fact, everyone in Connecticut lives in the watershed of Long Island Sound.

THE LONG ISLAND SOUND WATERSHED

The Long Island Sound watershed is extensive, including all of Connecticut and parts of New York, Vermont, New Hampshire, Massachusetts and Quebec. Recognized for its outstanding natural resources, environmental significance, and recreational and commercial value, the Sound was designated an Estuary of National Significance in 1987.

More than 20 million people live within 50 miles of Long Island Sound. Decades of pollution, land use change, and extensive urban and suburban growth have taken its toll on water quality in the Sound. Fortunately, significant strides have been made to restore and protect the Sound's health, and many easily identified pollution sources have been addressed through state and federal permit programs.

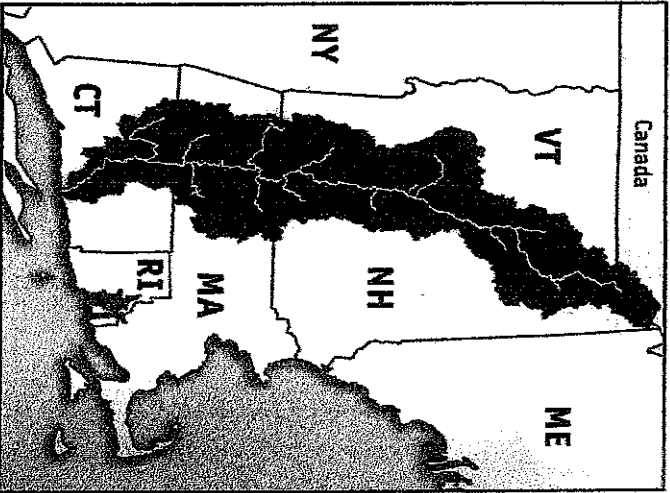
Even so, water quality in the Sound and throughout Connecticut is still in need of considerable improvement. Pollution in stormwater runoff from residential, commercial and agricultural lands, known as Nonpoint Source pollution, is a significant threat to the quality of our wetlands, ponds, streams, lakes, rivers and estuaries.

What is a Watershed?

A watershed is an area of land that drains water, sediments and dissolved material to a single common outlet such as a wetland, stream, pond, lake, estuary or ocean.

THE BACKYARD WATER RESOURCES GUIDE

Each of us lives in a watershed that drains first to a backyard water resource, then a larger wetland, pond, lake, stream or river, and then eventually to Long Island Sound. This guide provides simple, safe and sound practices to help protect the health and quality of backyard water resources. Keep the guide on hand and use it to make everyday decisions around your house and yard. By adopting simple practices for lawn and landscape care, septic system maintenance, hazardous product use and disposal, and drainage and stormwater runoff control you can play a role in protecting water quality.



The Connecticut River (left) and its 11,000 square mile watershed (above) contribute 70% of the freshwater input into Long Island Sound (CT River Watershed Map: U.S. Geological Survey and NEIWPCC).

Produced by the Connecticut River Coastal Conservation District, Inc. Spring 2005



This guide was made possible with a generous grant from The Rockfall Foundation of Middletown, CT, and funds from the U.S. Environmental Protection Agency awarded by the Long Island Sound Study and administered by Cornell University and New York Sea Grant.

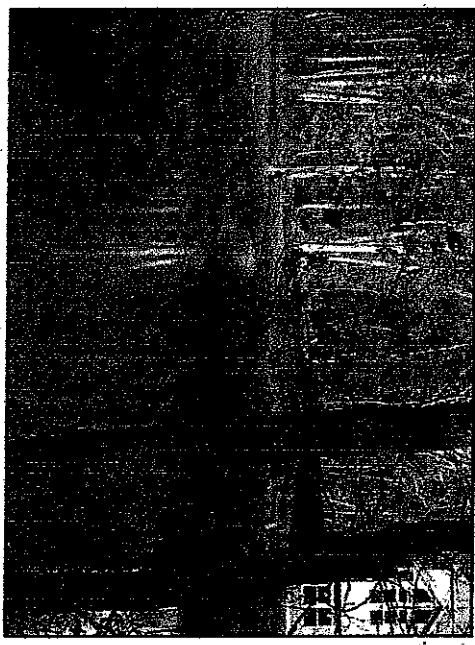
Very Good Reasons To Protect (APPZ)

NONPOINT SOURCE POLLUTION: A Threat to Clean Waters

Nonpoint Source (NPS) pollution results when rainfall and snowmelt carry accumulated pollutants from roads, roofs, parking lots, residential lawns, agricultural fields and construction sites into nearby water resources. Because nonpoint sources are both common and widespread, they are considered by the Environmental Protection Agency to be a leading cause of water quality impairment nationwide. And, since nonpoint sources are so diffuse, addressing them poses a considerable challenge.

Connecticut is a state rich in water resources. Land use changes, including urban and suburban development, are threatening the overall health and quality of our waters. According to the State's 2004 Water Quality Report to Congress, 24% of assessed river miles, 56% of assessed lake acres, and 40% of assessed estuary square miles did not fully support aquatic life. Water quality impairments are also affecting water-based recreation, shellfishing and fish consumption.

| |
|---|
| Common NPS |
| POLLUTANTS |
| Nutrients (fertilizers) |
| Sediments (road sand) |
| Pathogens (bacteria) |
| Toxics (heavy metals, pesticides, herbicides) |
| Floatable debris |
| Heat |
| SOURCES |
| Construction Sites |
| Roads |
| Parking Lots |
| Roofs |
| Lawns |
| Farms |
| Falling Septic Systems |



Connecticut's abundant water resources include 452,500 acres of wetlands, 5,830 linear miles of streams and rivers, 2,267 lakes, ponds and reservoirs, and 613 square miles of estuaries and harbors.

Water Resources in Your Backyard

Backyard water resources provide food and shelter to a wide variety of water-dependent plants and animals. Wetlands provide important habitat for migrating and nesting birds, breeding amphibians, and a host of insects, reptiles and mammals. The Connecticut River, many of its tributaries, and many inland lakes and ponds support freshwater and migratory fish populations. Streams and rivers are the home of many fish eating birds including kingfishers, herons, osprey and eagles.



Osprey

Backyard wetlands, streams, ponds, lakes and marshes are within local watersheds that collect surface runoff from rainfall and snowmelt. This runoff can also carry pollutants that threaten the health and vitality of these receiving waters. Sediments can smother the streambeds and pond bottoms that provide aquatic habitat critical to invertebrate and fish survival. Nutrients can cause runaway algal and plant growth leading to eutrophication (over-enrichment of nitrogen and phosphorus). Heat that builds up on roads and roofs can warm stormwater runoff, altering water temperatures and potentially degrading cold water fisheries. Lastly, pathogens and toxics can degrade aquatic ecosystems as well as pose risks to public health.



Trout

Your Role in Protecting Water Resources

Don't forget—each of us lives in a watershed. Our everyday actions in our small part of the watershed can impact downstream waters. This guide offers simple, safe and sound practices to help protect your backyard resources, so keep it on hand and use it to make decisions around your house and yard. Adopt these simple practices for lawns and landscapes, septic systems, hazardous household products, and drainage and runoff and you will not only play a critical role in protecting water quality—you will make a difference in the health of your watershed.



Aug 27, 2022

TAX INCREASE

This Project will create TAX Increase to the TOWN Residences.

This is NOT A 55 and older project. Regular Housing with 3 Bedrooms could have 2 children per Household

Currently we have 2,211.62 Students in Colchester School System (copy of Report DATA Inclosed January 2022) The cost is 18,611.⁰⁰ Dollars per student.

ALL Figures are estimates and compare TAX Revenue to Education COST

Education COST : 20 Houses 2 students per Household = 40 Students
COST 2,211.62 = 744,440.⁰⁰

TAX Revenue :

Assume Selling Price of 360,000.⁰⁰
and a TAX Assesment of 252,000.⁰⁰
Taxes are estimated 8,064 at present mill Rate

20 Houses = 161,280 ^{estimate} TAXES

Education COST 744,440.⁰⁰

Tax Revenue - 161,280

583,160.⁰⁰

TAX PAYER MUST PAY EACH YEAR

January 2022

Connecticut State Department of Education
Bureau of Fiscal Services

2020-2021 Net Current Expenditures (NCE) per Pupil (NCEP)
and 2021-2022 Special Education Excess Cost Grant
Basic Contributions

| District Code | District Name | (1) NCE 2020-2021 | (2) Average Daily Membership (ADM) 2020-2021 | (3) NCEP 2020-2021 (Col 1 / Col 2) | (4) State Agency Placement Basic Contribution (Col 3, Rounded) | (5) Local Initiated Placement Basic Contribution (Col 3 x 4.5, Rounded) |
|---------------|---------------|-------------------------|---|--|--|---|
| 001 | ANDOVER | 8,685,660 | 386.97 | 22,445 | 22,445 | 101,003 |
| 002 | ANSONIA | 42,161,556 | 2,388.07 | 17,655 | 17,655 | 79,448 |
| 003 | ASHFORD | 11,372,084 | 517.82 | 21,961 | 21,961 | 98,825 |
| 004 | AVON | 58,268,140 | 3,133.65 | 18,594 | 18,594 | 83,673 |
| 005 | BARKHAMSTED | 10,435,476 | 476.42 | 21,904 | 21,904 | 98,568 |
| 007 | BERLIN | 52,006,120 | 2,741.09 | 18,973 | 18,973 | 85,379 |
| 008 | BETHANY | 15,271,696 | 755.64 | 20,210 | 20,210 | 90,945 |
| 009 | BETHEL | 52,243,220 | 3,056.47 | 17,093 | 17,093 | 76,919 |
| 011 | BLOOMFIELD | 54,545,723 | 2,294.50 | 23,772 | 23,772 | 106,974 |
| 012 | BOLTON | 13,798,573 | 701.57 | 19,668 | 19,668 | 88,506 |
| 013 | BOZRAH | 6,320,509 | 258.86 | 24,417 | 24,417 | 109,877 |
| 014 | BRANFORD | 57,827,930 | 2,622.38 | 22,052 | 22,052 | 99,234 |
| 015 | BRIDGEPORT | 324,687,337 | 19,150.59 | 16,954 | 16,954 | 76,293 |
| 017 | BRISTOL | 135,357,660 | 7,929.30 | 17,071 | 17,071 | 76,820 |
| 018 | BROOKFIELD | 45,851,441 | 2,601.50 | 17,625 | 17,625 | 79,313 |
| 019 | BROOKLYN | 19,390,051 | 1,154.98 | 16,788 | 16,788 | 75,546 |
| 021 | CANAAN | 3,463,336 | 99.10 | 34,948 | 34,948 | 157,266 |
| 022 | CANTERBURY | 11,651,587 | 590.00 | 19,748 | 19,748 | 88,866 |
| 023 | CANTON | 28,141,776 | 1,492.21 | 18,859 | 18,859 | 84,866 |
| 024 | CHAPLIN | 6,648,942 | 238.68 | 27,857 | 27,857 | 125,357 |
| 025 | CHESHIRE | 73,945,373 | 4,077.98 | 18,133 | 18,133 | 81,599 |
| 026 | CHESTER | 9,197,238 | 408.86 | 22,495 | 22,495 | 101,228 |
| 027 | CLINTON | 33,067,113 | 1,557.28 | 21,234 | 21,234 | 95,553 |
| 028 | COLCHESTER | 41,160,957 | 2,211.62 | 18,611 | 18,611 | 83,750 |
| 029 | COLEBROOK | 4,101,668 | 167.89 | 24,431 | 24,431 | 109,940 |
| 030 | COLUMBIA | 12,201,326 | 614.18 | 19,866 | 19,866 | 89,397 |
| 031 | CORNWALL | 3,894,382 | 120.90 | 32,212 | 32,212 | 144,954 |
| 032 | COVENTRY | 28,254,182 | 1,609.73 | 17,552 | 17,552 | 78,984 |
| 033 | CROMWELL | 34,277,593 | 2,038.75 | 16,813 | 16,813 | 75,659 |
| 034 | DANBURY | 172,406,030 | 11,704.88 | 14,729 | 14,729 | 66,281 |
| 035 | DARIEN | 106,122,333 | 4,646.72 | 22,838 | 22,838 | 102,771 |
| 036 | DEEP RIVER | 11,890,682 | 528.96 | 22,479 | 22,479 | 101,156 |
| 037 | DERBY | 28,329,745 | 1,358.84 | 20,848 | 20,848 | 93,816 |
| 039 | EASTFORD | 4,167,165 | 179.00 | 23,280 | 23,280 | 104,760 |
| 040 | EAST GRANBY | 18,166,954 | 847.21 | 21,443 | 21,443 | 96,494 |
| 041 | EAST HADDAM | 21,334,078 | 955.84 | 22,320 | 22,320 | 100,440 |
| 042 | EAST HAMPTON | 33,230,355 | 1,866.49 | 17,804 | 17,804 | 80,118 |
| 043 | EAST HARTFORD | 121,618,022 | 8,026.66 | 15,152 | 15,152 | 68,184 |
| 044 | EAST HAVEN | 55,795,842 | 3,136.07 | 17,792 | 17,792 | 80,064 |
| 045 | EAST LYME | 48,652,878 | 2,462.02 | 19,761 | 19,761 | 88,925 |
| 046 | EASTON | 27,413,413 | 1,249.94 | 21,932 | 21,932 | 98,694 |
| 047 | EAST WINDSOR | 25,483,443 | 1,116.52 | 22,824 | 22,824 | 102,708 |
| 048 | ELLINGTON | 41,117,806 | 2,627.05 | 15,652 | 15,652 | 70,434 |
| 049 | ENFIELD | 82,334,027 | 5,164.76 | 15,942 | 15,942 | 71,739 |
| 050 | ESSEX | 15,172,506 | 645.44 | 23,507 | 23,507 | 105,782 |
| 051 | FAIRFIELD | 196,204,017 | 9,441.06 | 20,782 | 20,782 | 93,519 |
| 052 | FARMINGTON | 74,837,562 | 4,040.75 | 18,521 | 18,521 | 83,345 |
| 053 | FRANKLIN | 5,089,498 | 210.55 | 24,172 | 24,172 | 108,774 |
| 054 | GLASTONBURY | 109,106,969 | 5,817.61 | 18,755 | 18,755 | 84,398 |
| 056 | GRANBY | 31,984,123 | 1,694.85 | 18,871 | 18,871 | 84,920 |
| 057 | GREENWICH | 208,917,251 | 8,588.06 | 24,326 | 24,326 | 109,467 |
| 058 | GRISWOLD | 26,406,089 | 1,546.15 | 17,079 | 17,079 | 76,856 |

To: The Planning and Zoning Commission

Attached 2021 Annual Water Quality Report

Pg #3 Under Unregulated Constituents (Please Read Below)

Presently we have Radon in our water supply. Exactly how does Radon get into our water? Radon moves underground enters a stratified drift and travels ~~with~~ the water to our town wells.

Digging 20 Foundations hits the possibility of releasing Radon into the Air and Water Supply.

Pg 10 Source Water Protection (Please Read Below)

If the Commission wants to protect underground aquifers and keep town drinking water safe you must decide Best Interest of the Town.

This project should be Decried due to the Negative effect on the Environment

Pg 7 WE HAVE RADIUM 226 IN OUR WATER

Dear Customer: We are pleased to present a summary of the quality of the water provided to you during the past year. The Safe Drinking Water Act (SDWA) requires that utilities issue an annual "Consumer Confidence" report to customers in addition to other notices that may be required by law.

The bottom line: Is the water safe to drink?
We are proud to report that the water provided by the Colchester Sewer and Water Commission meets or exceeds all current federal and state drinking water standards.

As a public water system, we perform monitoring for certain "contaminants". Some contaminants are monitored continuously while others are tested for on weekly, monthly, quarterly, annually, or multi-year basis depending on criteria established by the Connecticut State Department of Public Health (DPH). When a contaminant exists above a detectable level, it is reported in the table below. In testing for over 100 contaminants, only 10 were detected, and all were found at levels well below the State limits.

This report is a snapshot of last year's water quality. Included are details of where our water comes from, what it contains, and the risks our water testing and treatment are designed to prevent. The Colchester Sewer and Water Commission is committed to providing you with a safe and reliable water supply. Informed consumers are our best allies in maintaining safe drinking water.

We encourage public interest and participation in our community's decisions affecting drinking water. **Regular Commission meetings occur on the fourth Wednesday of each month, at Colchester Town Hall at 7:00 pm.** The public is welcome. Find out more about Colchester Sewer and Water Commission on the Internet at www.colchesterct.gov.

Overview

The Town of Colchester recognizes the importance of its responsibility with the money you pay for water and sewer service. The Department treats and delivers approximately **375,000 gallons of water each day.** Water is an **expensive** resource that must be properly treated to make sure it is safe and healthy, and meets all state and federal regulations.

MAX Capacity 17
How much max for 20 houses

The Colchester Water Department continues to look for ways to reduce costs and improve efficiency, including streamlining services and consistently reviewing our processes to make sure we are doing the best job possible.

Conserving water helps to ensure that we have an adequate supply of water for public health and safety, especially during peak demand seasons. Conserving can lower your water and sewer bill.

Water Source

Water supplied to the Town's municipal water users comes from a series of groundwater wells.

You should drink our water! Colchester's drinking water is sourced from wells located in the center of town. It is filtered and treated and then distributed to our customers.

Many people prefer bottled water over public drinking water for several reasons. Typically, they feel it's "safer" or tastes better because it comes from wells. More than 25% of bottled water comes from public sources. Many times they filter the water through a carbon filter (Brita style) to remove the residual of chlorine which can improve the taste. For a cost effective alternative to bottled water, fill a clear pitcher with a loose fitting top with cold tap water and put it in the refrigerator. Within hours the chlorine we add to ensure safety will be gone. Use this water for drinking and making coffee/tea and you will not have the "funny" taste that chlorine can cause.

Public drinking water is regulated by the EPA (Environmental Protection Agency) while bottled water is regulated by the FDA (Food and Drug Administration). Bottled water is really regulated as a food. Where public drinking water is monitored for hundreds of contaminants, food is not. Also, the FDA is not as well staffed as the EPA. This can leave some states with no full time worker to conduct inspections of bottling plants. In a 1999 study by the NRDC (National Resource Defense Council) of 103 brands 33% had contained bacteria or chemicals including phthalates over the EPA's maximum contaminant limit for drinking water! Furthermore, FDA oversight does not apply to bottled water packaged and sold in the same state.

Salt on Road 2

Unregulated Contaminants

Several years of quarterly and semi-annual testing within our distribution system showed radon readings in our water are low and should not be cause for concern. Radon levels ranged from 245 to 1227 Pico curies per liter (pCi/L). The EPA has proposed an AMCL (Alternative Maximum Contaminant Level) of 4000 pCi/L. Radon is an odorless, tasteless, radioactive gas that can move up through the ground and into a home through cracks and holes in the foundation.

Radon can also get into indoor air when released from tap water from showering, washing dishes, and other activities. Radon is a known human carcinogen. Breathing air containing radon can lead to lung cancer. Drinking water containing radon may also cause increased risk of stomach cancer. If you are concerned about radon in your home, test the air in your home. Testing is inexpensive and easy. Fix your home if the level of radon in your air is 4 pCi/L or higher. There are simple ways to fix a radon problem that aren't too costly. For additional information, call the Chatham Health Department, (860-365-3124) or the EPA's Radon Hotline, (800-SOS-RADON).

Additional Health Information

To ensure that tap water is safe to drink, EPA prescribes limits on the amount of certain contaminants in water provided by public water systems. The United States Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants.

Violation

On the following dates Colchester Water Dept had some reporting/monitoring violations. This water dept is required to take one test every nine years. Asbestos Jan-2012-Dec 2020. At NO point was anyone's health affected. There was never any danger to public health since all results came back absent. A sample was completed for Asbestos and returned negative results. There was no asbestos in the drinking water.

The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources, such as agriculture, storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, and may also come from gas stations, urban storm water runoff and septic systems.

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health. Some people may be more vulnerable to contaminants in drinking water than the general population. Immune-compromised persons such as those with cancer undergoing chemotherapy, persons who have undergone organ transplant, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections.

These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline (800-426-4791).

The State Department of Public Health performed an assessment of our drinking water sources in conjunction with the State and Town's Aquifer Protection Area regulations help protect the Town's valuable public drinking water sources. The Town regulation can be found at http://www.colchesterct.gov/Pages/ColchesterCT_Dep/PZ/reqs/lap/APAFINAL.pdf

Concerning Lead in our Water

Lead and Copper in drinking water has been an issue for decades. Due to toxic nature of these metals Federal and State governments have provided regulation of the last three decades to lower our exposure. To provide as much protection as possible regulation dictates both the reduction of lead in distribution piping and changing certain parameters of the drinking water. In Colchester we have no distribution piping constructed of lead. However, some homes were constructed prior to EPA's regulations, and therefore have solder containing lead. To protect those homes, we take great care to provide water chemistry that not only prevents the leaching of lead, but promotes a protective coating. Besides maintaining a pH slightly above neutral, we also add a food grade polyphosphate to assist in coating all distribution/home piping to prevent any contamination from those materials. At the sampling frequency and quantity required for the Town of Colchester system by the Connecticut Department of Public Health, the 90th percentile was below the state action level (see Table above). The 90th percentile is the threshold value used by the State for reporting lead and copper test results. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested.

Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink water containing lead in excess of the action level over many years could develop kidney problems or high blood pressure. Additional information is available from the Safe Drinking Water Hotline (800-426-4791).

Concerning Copper in our Water

At the sampling frequency and quantity required for the Town of Colchester system by the Connecticut Department of Public Health, the 90th percentile was below the state action level (see Table above). The 90th percentile is the threshold value used by the State for reporting lead and copper test results. Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress.

Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's disease should consult their personal doctor.

Concerning Fluoride in our Water

Fluoride has been proven to prevent tooth decay in both children and adults. In some areas it can be found naturally, however, it has not been found in recent samples taken by the Department. Fluoride is **Not** added to the water supply in Colchester.

National Primary Drinking Water Regulation Compliance

Variances and Exemptions

Under a waiver granted on February 9, 1999, by the DPH the Colchester northern wells were granted a waiver for dioxin and endohal testing because potential sources of these compounds do not exist within the aquifer recharge area. The same waiver was granted for the Colchester western wells on September 28, 1993.

On February 11, 2009, the DPH reduced sampling and testing requirements for the Town based on four consecutive quarterly monitoring periods with no detectable levels of regulated organic chemicals, no levels above MCLs for radionuclides, and no detections of any regulated pesticides, herbicides, or PCBs. New sampling and testing periods are annually, every three years, and two routine samples every three years, respectively.

This report was prepared in accordance with the requirements of the Connecticut Department of Public Health and the Safe Drinking Water Act. We'll be happy to answer any questions about Colchester Sewer and Water Commission and the water quality. Call us at 860-537-7289 Monday through Friday 8:00 am to 4:30 pm except holidays.

What does the following table mean?

The table below lists all of the drinking water contaminants that were detected, even in the minutest traces, during 2021. If, due to testing frequency regulations, certain contaminants were not tested for in 2021, but were present in the most recent prior test year, that date is shown. The table contains the name of each substance, the highest level allowed by regulation (MCL), the ideal goal for public health (MCLG), the amount detected, the usual sources of such contamination, footnotes explaining our findings, and a key to units of measurement. Definitions of MCL and MCLG are important and are further defined below. The Detected Level is the highest level detected in the sampling sequence. The Detected Range represents the lowest and highest levels detected during multiple sampling sequences. A narrow range represents a relatively consistent condition whereas a wide range may represent a single condition or a spike in the readings. The United States Environmental Protection Agency (EPA) or the State requires us to monitor for certain contaminants less than once per year because the concentration of these contaminants do not change frequently.

Thanks to the rate payers who helped to complete our lead and copper sampling. We were able to complete our sampling requirements quickly.

| Contaminant | Date Tested | Unit | MCL | MCLG | Level | Range | Major Sources | Violations |
|---|--|-------|--------|--------|--------|------------|---|------------|
| | | | | | | | | |
| Lead*(90th percentile) | 12/2/2021 | mg/l | AL=015 | 5 | 0.0032 | 0.0-0.0157 | Corrosion of household plumbing systems; erosion of natural deposits | no |
| Copper*(90th percentile) | 12/2/2021 | Ppm | AL=1.3 | AL=1.3 | 0.049 | 0.161 | Corrosion of household plumbing systems; erosion of natural deposits | no |
| Sulfate | 6/1/2021 | mg/l | 250 | n/a | 24.2 | 24.2 | erosion of natural deposits | no |
| Barium | 6/1/2021 | mg/l | 2 | 2 | 0.020 | 0.002 | erosion of natural deposits | no |
| Chromium | 6/1/2021 | mg/l | 0.1 | 0.1 | <0.001 | <0.001 | erosion of natural deposits residual in aquifer from state DOT road salt use. | no |
| Sodium Chloride | 6/10/2021 | Mg/l | n/a | n/a | 42.3 | 37.6 | erosion of natural deposits, delicing chemicals | yes |
| Nickel | 6/1/2021 | mg/l | 250 | n/a | 82.2 | 82.2 | erosion of natural deposits | no |
| Microbiological Contaminants | 6/1/2021 | mg/l | n/a | n/a | 0.0013 | 0.0013 | erosion of natural deposits | no |
| Turbidity | 6/1/2021 | NTU | 5 | n/a | <0.20 | <0.20 | fine sediment in aquifer pumping zone | no |
| Coliform Bacteria | 6/1/2021 | col/l | 0 | 0 | absent | absent | warm blooded animals fecal matter and other micro organisms | no |
| Nitrates/Nitrites | 6/1/2021 | mg/l | 10 | 0 | <0.01 | <0.01 | runoff from fertilizer use | no |
| Nitrites | 6/1/2021 | mg/l | 1 | 0 | <0.004 | <0.004 | runoff from fertilizer use | no |
| Radioactive Contaminants | 11/2/2021 | pc/L | 15 | 0 | ND | ND | erosion of natural deposits | no |
| Gross Alpha | 11/2/2021 | pc/L | 5 | 0 | 2.36 | 2.36 | Erosion of natural deposits | no |
| Radium 228 | 11/2/2021 | pc/L | 5 | 0 | 2.36 | 2.36 | Erosion of natural deposits | no |
| Radium 226 | 11/2/2021 | pc/L | 5 | 0 | ND | ND | erosion of natural deposits | no |
| Disinfectant By-Products | 7/14/2021 | Ppb | 80 | 0 | 34.2 | 1.2-18 | by-product of drinking water disinfection | no |
| THMs (total trihalomethanes) | 7/14/2021 | Ppb | 60 | 0 | 21.5 | 2.3-11 | by-product of drinking water disinfection | no |
| HAAS (Total Halocarbon) | 7/14/2021 | Ppb | 60 | 0 | 21.5 | 2.3-11 | by-product of drinking water disinfection | no |
| Water Quality Table Footnotes: | Turbidity of less than 5.0 NTU typically not visible to the naked eye. | | | | | | | |
| Maximum Contaminant Level or MCL: | The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using available treatment technology. | | | | | | | |
| Maximum Contaminant Level Goal or MCLG: | The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety. | | | | | | | |
| Key to Table | AL = Action Level | | | | | | | |
| MFL = Million fibers per liter | MCL = Maximum Contaminant Level | | | | | | | |
| Pd/L = Pico curies per liter (measure of radioactivity) | MCLG = Maximum Contaminant Level Goal | | | | | | | |
| Ppb = parts per billion, or micrograms per liter | NTU = Nephelometric Turbidity Level Units | | | | | | | |
| Ppq = parts per quadrillion, or picograms per liter | Mrem/year = millirems per year (a measure of radiation absorbed by the body) | | | | | | | |
| P/a = not applicable; a MCL or MCLG has not been set | ppm = parts per million, or mg/l | | | | | | | |
| | ppt = parts per trillion, or nanograms per liter | | | | | | | |
| | TT = Treatment Technique | | | | | | | |

Conservation

Water is a limited resource, so it is vital that we all work together to maintain it and use it wisely. Here are a few tips you can follow to help conserve:

Check for leaky toilets (put a drop of food coloring in the tank, let it sit, if the water in the bowl turns color, you have a leak). A leaking faucet or toilet can dribble away thousands of gallons of water a year.

Consider replacing your 5 gallon per flush toilet with an efficient 1.6 gallon per flush unit. This will permanently cut your water consumption by as much as 25%.

Run only full loads in dishwashers and washing machines. Rinse all hand-washed dishes at once. Turn off the faucet while brushing teeth or shaving.

Store a jug of ice water in the refrigerator for a cold drink.

Water lawn and plants in the early morning or evening hours to avoid excess evaporation. Don't water on windy, rainy, or very hot days. Water shrubs and gardens using a slow trickle around the roots. A slow soaking encourages deep root growth, reduces leaf burn or mildew and prevents water loss. Select low water demanding plants that provide an attractive landscape without high water use.

Apply mulch around flowers, shrubs, vegetable and trees to reduce evaporation, promote plant growth and control weeds. Shrubs and ground covers require much less maintenance, less water and provide year round greenery.

Be sure that your hose has a shut off nozzle. Hoses without a nozzle can spout 10 gallons more per minute. When washing you car, wet it quickly, turn off the spray, wash it with soapy water from the bucket, rinse quickly. Be sure sprinklers water only your lawn, not the pavement.

System Improvements

Late in 2021 the Water Department teamed up with the Town Highway Department to install 1000 ft of 8in water main. The new water main creates a "loop", which will provide higher water quality and increased flows in the area. The new water main is in the vicinity of the Parks complex. This job was completed at a cost drastically cheaper than using a private contractor.

9

Good (B)

Source Water Protection

Source water is untreated water from streams, rivers, lakes, or underground aquifers that are used to supply public drinking water. Preventing drinking water contamination at the source makes good public health sense, good economic sense, and good environmental sense. You can be aware of the challenges of keeping drinking water safe and take an active role in protection drinking water. There are lots of ways that you can get involved in drinking water protection activities to prevent the contamination of the ground water source. Dispose properly of household chemicals, help clean up the watershed that is the source of your community's water, and attend public meetings to ensure that the community's need for safe drinking water is considered in making decisions about land use. Contact us at 860-537-7289 for more information on source water protection, or contact the Environmental Protection Agency (EPA) at 1-800-426-4791. You may also find information on EPA's website at www.epa.gov/safewater/protect.html

New Well Update:

Replacement Well 3A is complete. The well has been drilled, and provides 350gpm. This production well will allow flexibility to take other wells out of service for regular maintenance. Well 3A started pumping in July of 2021, bolstering our available supply.

Sodium Concentration

The "notification level" for sodium is 28mg/l. Ours is 42.3 mg/l. It is currently elevated, due primarily to road salting. If you are on a "low sodium" diet please consult with your physician. While it may seem very high, a typical brand name cola had 93 mg/l of sodium, milk has about 300mg/l, and vegetable juice can have upwards of 500 mg/l of sodium. We have added extra curbing and lowered the use of road salt close to the well field, in an attempt to lessen the contribution of sodium.

Protected

← is it enough?

10



- Radon in water -

Colchester Sewer and Water Commission

2021 Annual Water-Quality Report

To: Planning and Zoning Commission

Microsoft Start

855



Aug 27th

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What Is Radon? The Radioactive Gas Is Found in Homes Across the Country

by Maya Miller, Graphics by Mauricio Rodríguez Pons and Ed Ou - Yesterday 4:59 AM

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by Maya Miller, Graphics by Mauricio Rodríguez Pons and Ed Ou

ProPublica is a nonprofit newsroom that investigates abuses of power. Sign up for Dispatches, a newsletter that spotlights wrongdoing around the country, to receive our stories in your inbox every week.

About five billion years ago, stars merged and exploded, creating uranium that eventually became embedded in the Earth. As uranium decays as part of a natural process, it emits radon, a radioactive gas. This gas can seep into homes and other buildings through pipes and cracks in foundations. If present in high enough concentrations, the gas and its byproducts can damage lung tissue and cause lung cancer. **2ND CAUSE of LUNG CANCER**

This guide will explore: **Presently IN OUR WATER**

- **Why is radon a public health threat?** - **How do I know if I'm at risk from radon?** - **What is radon testing?** - **How can I get a radon test?** - **What level of radon is unsafe?** - **How do I get rid of radon?** - **Where can I get more information on radon?** - **How do I share tips, questions and experiences with reporters?**

Radon is prevalent across the country, but particularly in areas with large uranium deposits. The Environmental Protection Agency and U.S. Geological Survey identified areas where it is a

8

TRAFFIC

LETTER DATED June 13th 2014

RE: TRAFFIC IMPACT / Sight Line Analyses

LETTER From: ROBERT V. Baltramaitis P.E.
 To: MR. STEVE MOTTO

TRAFFIC IMPACT ANALYSIS:

Existing TRAFFIC VOLUMES, year 2014
 is outdated Report Due TO STATEMENT
 Pg 3 of 9 Background Traffic
 ALL Estimated TRAFFIC DATA is outdated
 and HAS NOT TAKEN in Account New Projects
 24 Houses JORDAN LANE (CABIN ROAD) 20 units
 WALL ST / ROTKA LANE ; North Pond and many more.

Mr. Steve Motto
 June 13, 2014
 Page 3 of 9

Background Traffic

Background traffic is defined as the existing traffic projected out to the year of project completion without the project being developed. While the complete build out of residential developments is market dependent, the year 2016 has been selected as the anticipated year of complete project build out. The 2014 Existing Volumes were projected out for two years at an average growth rate of 2% per year which is typical of most Connecticut roadways. Also included in background traffic is traffic anticipated to be generated by other developments in the area which are approved but not yet constructed. The State of Connecticut Department of Transportation and the Colchester Planning Department were contacted to determine if there were any proposed development or roadway improvement projects which may affect this study. Based on these discussions, no significant developments are proposed which would impact the background traffic volumes. The Background Traffic Volumes are also depicted in Figure 2.

CABIN RD

Pg 2

DUE to outdated Information
(6 years) We Request The Planning
Commission To Have Developer
NIANTIC BAY Group LLC. To Do A
Complete (Traffic and Sight Line)
New STUDY

MORE Houses = more Traffic

Thank-you

Tom J. Wissler
220 WALL ST
Colchester, CT.

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
Tel/ Fax: (203) 265-4539
baltro@aol.com

June 13, 2014

Mr. Steve Motto
National Development 8, LLC
344 North Main Street
Marlborough, CT 06447

RE: Traffic Impact/ Sight Line Analyses
Wall Street Project
Colchester, Connecticut

Is this
the amount?

Dear Mr. Motto:

As requested, I have evaluated the traffic impact and intersection sight line issues associated with a proposed residential development of property located along Wall Street in Colchester, Connecticut. The property is located on the west side of Wall Street approximately 600 feet south of Gill Street. The site is graphically located in proximity to the roadway network in *Figure 1*. This report is based on the development of thirty (30) new residential units with a single 24' foot wide site driveway intersecting Wall Street. ↑

In the site vicinity, Wall Street is a two lane bi-directional roadway with a posted speed limit of 25 miles per hour in each direction. The pavement width along the site frontage is approximately 24 feet and is generally in good condition. The roadway has a north-south orientation and links Linwood Cemetery Road to the south with Old Hartford Road (State Route 615) to the north.

In addition to providing access to Wall Street and Gill Street residents, given its grade separation from Route 2, Wall Street serves as a convenient alternative to Route 85. Wall Street is classified as a collector road under Town of Colchester Regulations.

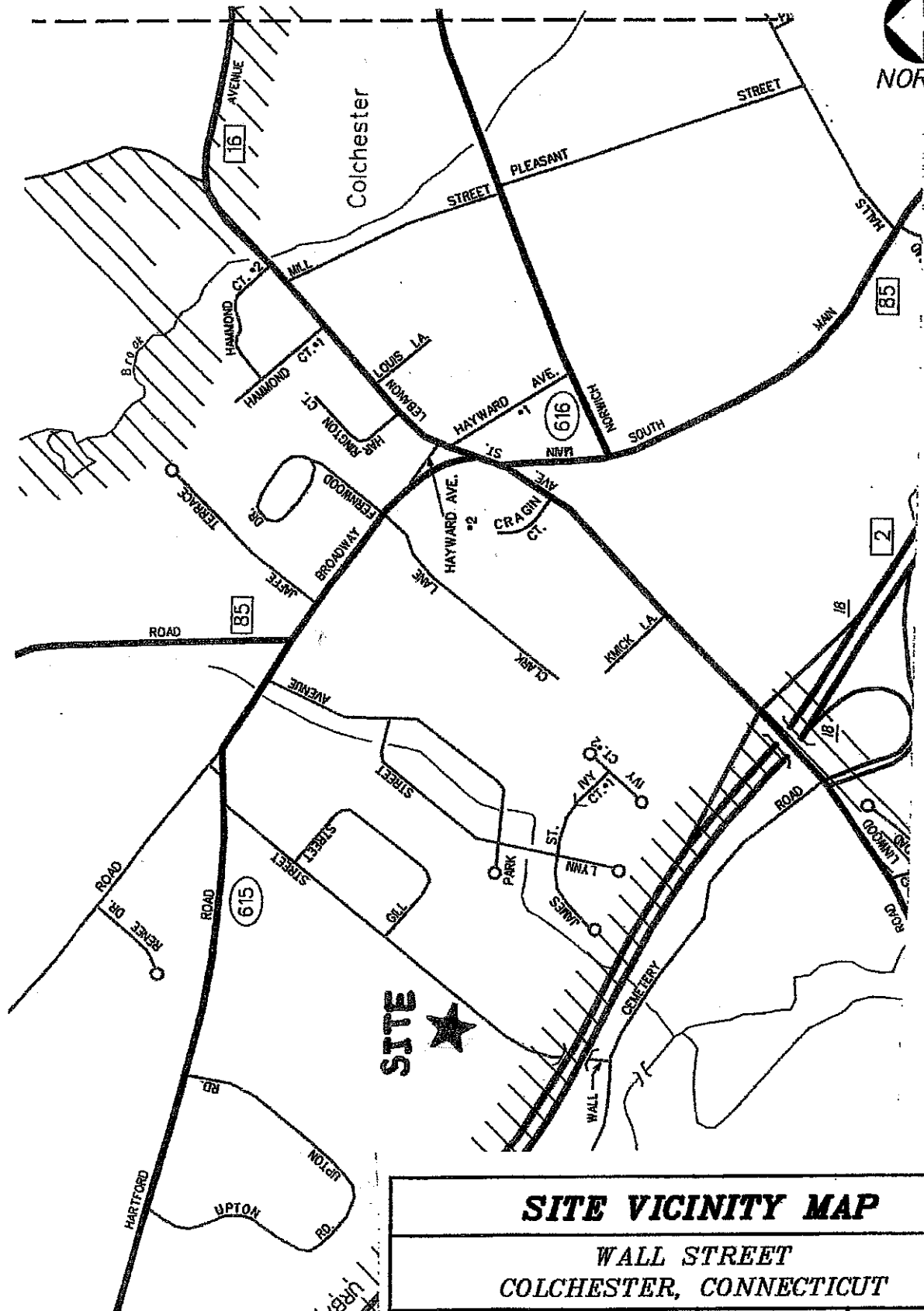
TRAFFIC IMPACT ANALYSIS

why change to accommodate this project

Existing Traffic Volumes

An automatic traffic recorder (ATR) machine was placed along Wall Street at the site frontage to record traffic characteristics for typical weekday periods. The data includes traffic volumes, vehicle classifications and speed information by direction. The results of that effort indicate that Wall Street in the site vicinity has an Average Daily Traffic Volume (ADT) of 1,650 vehicles per day. During the AM peak hour, approximately 55 vehicles per hour (vph) are northbound while 54 vph are southbound. During the PM peak hour, 80 vph are northbound while 68 vph are southbound. The results are summarized on *Appendix Sheet A-1* and the 2014 Existing Volumes are depicted in *Figure 2*.

it is
what it
is



SITE ★

SITE VICINITY MAP
WALL STREET
COLCHESTER, CONNECTICUT