



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION
WEDNESDAY, NOVEMBER 4, 2020
REGULAR MEETING AT 7:00 P.M.

Virtual Meeting to be held via ZOOM. For a link to the ZOOM meeting please visit the Town of Colchester Public Meetings Calendar at www.colchesterct.gov

AGENDA

- 1. Call to Order**
- 2. Additions to the Agenda**
- 3. Minutes of Previous Meetings**
 - a. October 21, 2020
- 4. Public Hearing**
 - a. NCT Friction Welding
- 5. Five Minute Session for the Public**
- 6. Pending Applications**
- 7. New Applications**
- 8. Preliminary Reviews**
- 9. Old Business**
- 10. New Business**
 - a. NCT Friction Welding
- 11. Planning Issues and Discussions**
- 12. Correspondence**
- 13. Adjournment**



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
October 21, 2020
ZOOM Meeting @ 7:00 pm**

- 1. CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:00 pm.

ROLL CALL-

Members Present: Chairman Joseph Mathieu, Vice Chairman John Novak, Jason Tinelle, Meaghan Kehogreen, and Bruce Hayn.

Members Absent: Secretary Mark Noniewicz & Beverly Seeley

Others Present: Matthew Bordeaux; Planner and Kamey Cavanaugh; Clerk.

- 2. ADDITIONS TO THE AGENDA** – None

- 3. APPROVAL OF MINUTES** – **September 16, 2020 and October 7, 2020**

B. Hayn MOTIONED to APPROVE the minutes of September 16, 2020. SECONDED by J. Novak. MOTION CARRIED

B. Hayn MOTIONED to APPROVE the minutes of October 7, 2020. SECONDED by J. Novak. MOTION CARRIED

M. Bordeaux read the legal notice into the record.

- 4. PUBLIC HEARING-**

A. Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019)

Chairman Mathieu asked if there are any objections to any of the commissioners seated for the application; hearing none

M. Bordeaux presented the following report to the members of the Commission and public for consideration.

At the Commission’s October 7, 2020 regular meeting, Colvest/Colchester, LLC proposed a regulation text amendment of Section 5.3 of the Land Development Regulations. The amendment, approved by the Commission that evening, removed the word “parts” from the list of auto-related commercial uses not permitted in the Town Center District per Section 5.3.2. The result allows the retail sales of auto parts to be considered a commercial use, permitted in the Town Center.

MINUTES

Wednesday, October 21, 2020
Planning & Zoning Commission

Section 9.1 of the Regulations lists a series of uses not allowed in the Historic Preservation Overlay Zone (HPOZ). Section 9.1.2.H includes “Automotive sales, service, parts and repairs” as one of those prohibited uses.

As the HPOZ is located entirely within the Town Center District, it stands to reason that, consistent with the intent of the amendment in the Town Center, the same principles considered in the Commission’s approval also apply to the sales of “parts” in the HPOZ. Therefore, to close the loop on the decision that the sale of auto parts be considered a generally accepted commercial retail use, the following proposal would strike the word “parts” from Section 9.2.H for consistency across the two districts.

Chairman Mathieu wanted the comments from the record of application 2020-017 to be included with the current application.

Chairman Mathieu asked if there were any other members of the public wishing to speak; hearing none

J. Novak MOTIONED to CLOSE the PUBLIC hearing portion of Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019). SECONDED by B. Hayn. MOTION CARRIED.

5. FIVE MINUTE SESSION FOR THE PUBLIC –

John Bowen, 157 Bulkeley Hill Road, expressed concern for a business that is being operated on a neighboring property, 143 Bulkeley Hill Road.

Mary Bylone, Colchester First Selectman reported to the Commission of town staff having had multiple meetings and a cease and desist order has been issued to the owner of the property. Town staff attempted to work with the property owner and the business owner to rectify the situation which was not affective, therefore resulting with the cease and desist order being issued. Action has been taken and staff is hopeful for compliance.

Mr. Zalenski, Bulkeley Hill Road, also stated his concern for the activity taking place at 143 Bulkeley Hill Road and asks the town to rectify the situation.

Chairman Mathieu asked for this item to be added to the ZEO report and to update the Planning and Zoning Commission at the next regular scheduled meeting.

6. PENDING APPLICATIONS – NONE

7. NEW APPLICATIONS –

8. PRELIMINARY REVIEWS

9. OLD BUSINESS

MINUTES

Wednesday, October 21, 2020
Planning & Zoning Commission

10. NEW BUSINESS-

A. **Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019)**

Chairman Mathieu stated that the proposal to permit the sale of auto parts in the HPOZ is consistent with the text amendment approved at the last meeting related to the Town Center zone.

J. Tinelle MOTIONED to APPROVE Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-015) to revise Section 9.1.2.H of the Colchester Land Development Regulations to remove the sale of auto parts from the list of uses prohibited in the Historic Preservation Overlay Zone. The proposed amendment is consistent with Section 4.3 and 4.5 of the Plan of Conservation and Development as it seeks to “Strengthen the Town Center Economically” and “Facilitate and Support Economic Growth.”

The proposed amendment will have an effective date of November 9, 2020.

SECONDED by J. Novak

M. Kehoegreen stated she is not in favor of this change, thinking of a long term future for the Town of Colchester and what is wanted to be developed and where it would fit in. Ms. Kehoegreen also stated the number of already existing auto part stores and doesn't feel that increasing those types of businesses is necessary; adding other businesses to the Historical Overlay zone she would be in favor of.

MOTION CARRIED 4-1-0, M. Kehoegreen voted NO

11. PLANNING ISSUES AND DISCUSSION-

A. Solar Energy Systems –

M. Bordeaux has started to draft some language that would provide the commission areas of consideration as it would apply to special permit. Staff continues to work on this item and will continue to discuss with the commission.

B. Affordable Housing -

M. Bordeaux met with Ms. Kehoegreen and discussed having Sara Bronin, who leads Desegregate CT, to come before the commission and discuss the work they have been doing that pertains to affordable housing legislation.

12. CORRESPONDENCE –

A. Email dated October 13, 2020 from Deanne Bowen

Discussed under Public Comments.

13. ADJOURNMENT

J. Novak MOTIONED to adjourn the October 21, 2020 Planning & Zoning Commission meeting at 7:48PM. SECONDED by B. Hayn. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

MINUTES

Wednesday, October 21, 2020
Planning & Zoning Commission

**TOWN OF COLCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a virtual public hearing on November 4, 2020, at 7:00 P.M. to hear and consider the following petitions:

1. **N.C.T., Inc./NCT Friction Welding – 124 Upton Rd. – Special Permit/Site Plan (2020-18)** – To construct an 8,400 sq. ft. light industrial facility at 124 Upton Rd (Map / Lot 09-00 / 008-013) in accordance with Section 7.2.6, Arterial Commercial District and Aquifer Protection Zone.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning and Zoning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Planning and Zoning Commission
Joseph Mathieu, Chair

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Matthew R. Bordeaux, Planning Director *MRB*
DATE: October 30, 2020
RE: N.C.T., Inc./NCT Friction Welding – 124 Upton Road
Special Permit / Site Plan (2020-18)

Introduction

The applicant is requesting approval of a site plan to construct a new light industrial facility in accordance with Section 7.2.6 of the Colchester Land Development Regulations (the Regulations). The applicant is proposing to erect an 8,400 square foot pre-engineered metal building on a one (1) acre parcel at 124 Upton Road (Map 9 / Lot 8-13) in the Arterial/Commercial District.

As a portion of the property is located in the Aquifer Protection Zone (APZ), the project is subject to special permit approval in accordance with Section 9.2 as well.

Site Plan Review

A site plan was prepared for the applicant by Anchor Engineering Services, Inc. The site is located on the north side of Upton Road. The site is surrounded by vacant land in the Arterial/Commercial District. There are no residential uses adjacent to the site. There are no regulated inland wetlands or watercourses and the parcel is not located in a special flood hazard area.

The plans were prepared in compliance with the Performance Standards outlined in Section 7.4 of the Regulations.

Parking and Loading

Parking, loading and access to the site from Upton Road has been designed in accordance with the requirements of Section 10 of the Regulations. Access to the site will be located at the southeast side of the parcel and has been designed to provide adequate site lines for a single unit truck. In accordance with Section 10.2 of the Regulations, a Light Industrial use requires two (2) parking spaces per 1,000 square feet of gross floor area. The proposed 8,400 square foot facility would therefore require 18 parking spaces. The applicant is requesting approval of a reduced number of parking spaces per Section 10.4.2. The applicant has provided a letter in support of the request (enclosed). The proposed plan provides 9 spaces including one handicap accessible

space. One truck loading space has also been provided per Section 10.8.1 and 10.8.3 of the Regulations.

Stormwater Management and Utilities

Stormwater collected from the proposed improved site will be directed to a detention basin located below the south side of the proposed building and ultimately drain to an existing catch basin located in Upton Road. Public water and sanitary sewer services will be provided via connections to existing utilities within Upton Road. Electric service will be provided from the existing electrical service box located within Eversource's 10' wide electric easement which runs the full length of the subject property.

Landscaping and Erosion Control

The applicant states that site landscaping will comply with Section 9.4 of the Regulations. In order to achieve required sight line distances, the 15' wide landscaped buffer area along the street line will be maintained as lawn. The site contains steep slopes to the south of the proposed improvements. The applicant is proposing to selectively thin the existing mature vegetation to create clear sight lines without unreasonably disturbing the soil and existing grades.

The applicant has prepared an erosion and sedimentation control plan to mitigate the temporary transport of soils and sediments during construction activity. An anti-tracking pad will be installed at the proposed site entrance and hay bales and silt fence will be installed down-gradient disturbed areas until the site can be stabilized.

Special Permit Review

In accordance with Section 9.2.1.C, the provisions of this section apply to all land within or partially within the area designated as the APZ. The APZ is an overlay zone intended to protect and preserve ground water quality within stratified drift aquifers that are existing or are potential public drinking water supplies.

The applicant has provided additional information required to be evaluated for potential impacts to the resource area. In considering a special permit for any use in the APZ, the Commission shall consider the following:

1. The type of use and the area in which it is proposed.
2. The degree of threat to ground water quality caused by the proposed use.
3. Compliance with the Performance and Design Standards of Section 9.2.7.
4. The Commission may attach conditions to a permit to insure the protection of ground water quality.

Mr. Kevin Grindle of Anchor Engineering states in his email dated 10/29/2020, that the applicant's business does not store hazardous materials or generate hazardous wastes. Therefore, no Security and Emergency Spill Contingency Plan for Hazardous Materials has been provided. The remaining Performance and Design Standards of Section 9.2.1.F and G have been addressed.

Staff Review

The application has been reviewed by Town staff and comments were provided to the applicant. Revised plans were submitted in response to substantially technical staff comments and were under review at the time this report was drafted. A full report of the staff review will be provided at the public hearing.

MRB

R:\Boards and Commissions\PZC\2020\11-4\NCT Friction Welding\Memo.docx

Attachments



41 Sequin Drive • Glastonbury, CT • 06033

September 15, 2020

Mr. Matthew Bordeaux – Town Planner
Planning & Zoning Department
127 Norwich Ave.
Colchester, CT 06415

Re: 124 Upton Road, Colchester, CT
Waiver to reduce the number of parking spaces

Dear Mr. Bordeaux:

On behalf of our client Mr. Volodymyr Drobockyi/N.C.T., Inc./NCT Friction Welding Anchor Engineering Services, Inc. is seeking a waiver to reduce the number of parking spaces required per section 10.0 of the Colchester Zoning Regulations in support of the site development application for 124 Upton Road.

The parking calculations pursuant to Section 10.2 of these regulations require 18 parking spaces for this Light Industrial use. However, Mr. Drobockyi is confident that the required parking amounts are in excess of what is needed for his proposed use and requests the Commission support the following justification for reducing the number of parking spaces to a total of 9 spaces, including one handicap accessible space.

- NCT Friction Welding has only 4-5 full time employees and Mr. Drobockyi does not anticipate future growth requiring the addition of a significant number of employees.
- Mr. Drobockyi's business model relies on advances in technology along with manufacturing efficiencies rather than large numbers of employees therefore he's excited to take advantage of this parcel's land area to construct his 8,400 square foot building rather than constructing large areas for paved parking.
- NCT Friction Welding does not see regular visitors therefore a large number of visitor parking spaces are not necessary.
- Delivery vehicles serving this facility are on site for short periods of time and the proposed facility plan provide ample room for these delivery vehicles to access the building within two dedicated loading zones therefore deliveries are not anticipated to block traffic flow and/or parking spaces on site.
- Mr. Drobockyi hopes to minimize impervious pavement and reduce stormwater runoff from his new facility so that he can maximum the opportunity for groundwater recharge. He also believes that the nine parking spaces shown on the plan meets his current needs and exceeds his future growth requirements.

Should you have any questions or concerns, please don't hesitate to contact me at (860) 633-8770.

Sincerely,

Kevin R. Grindle, ASLA, PLA
Senior Project Manager / Associate

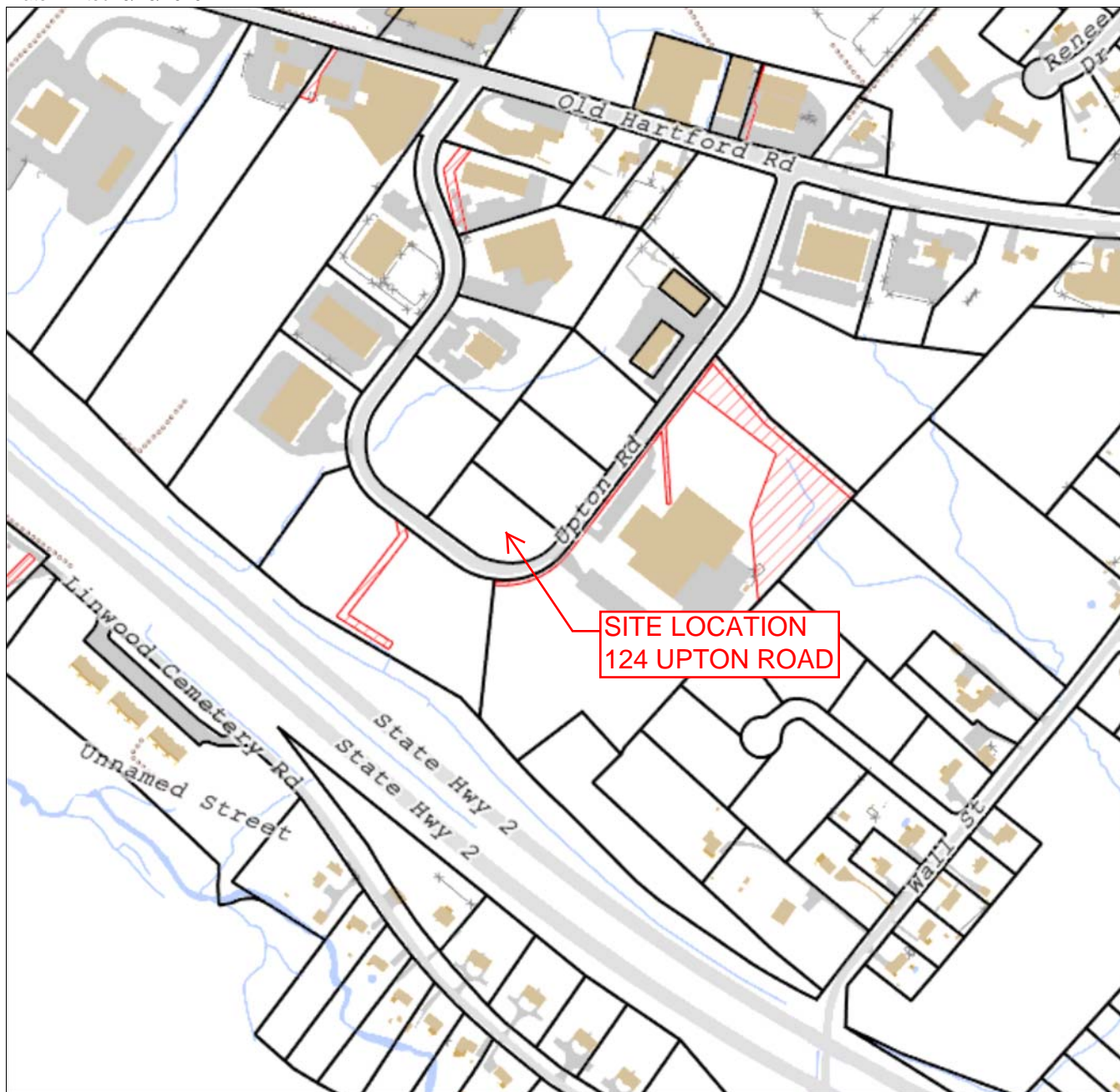
FIGURE 1

Town of Colchester

Geographic Information System (GIS)



Date Printed: 9/16/2020



SITE LOCATION
124 UPTON ROAD

MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. 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.

Approximate Scale: 1 inch = 400 feet



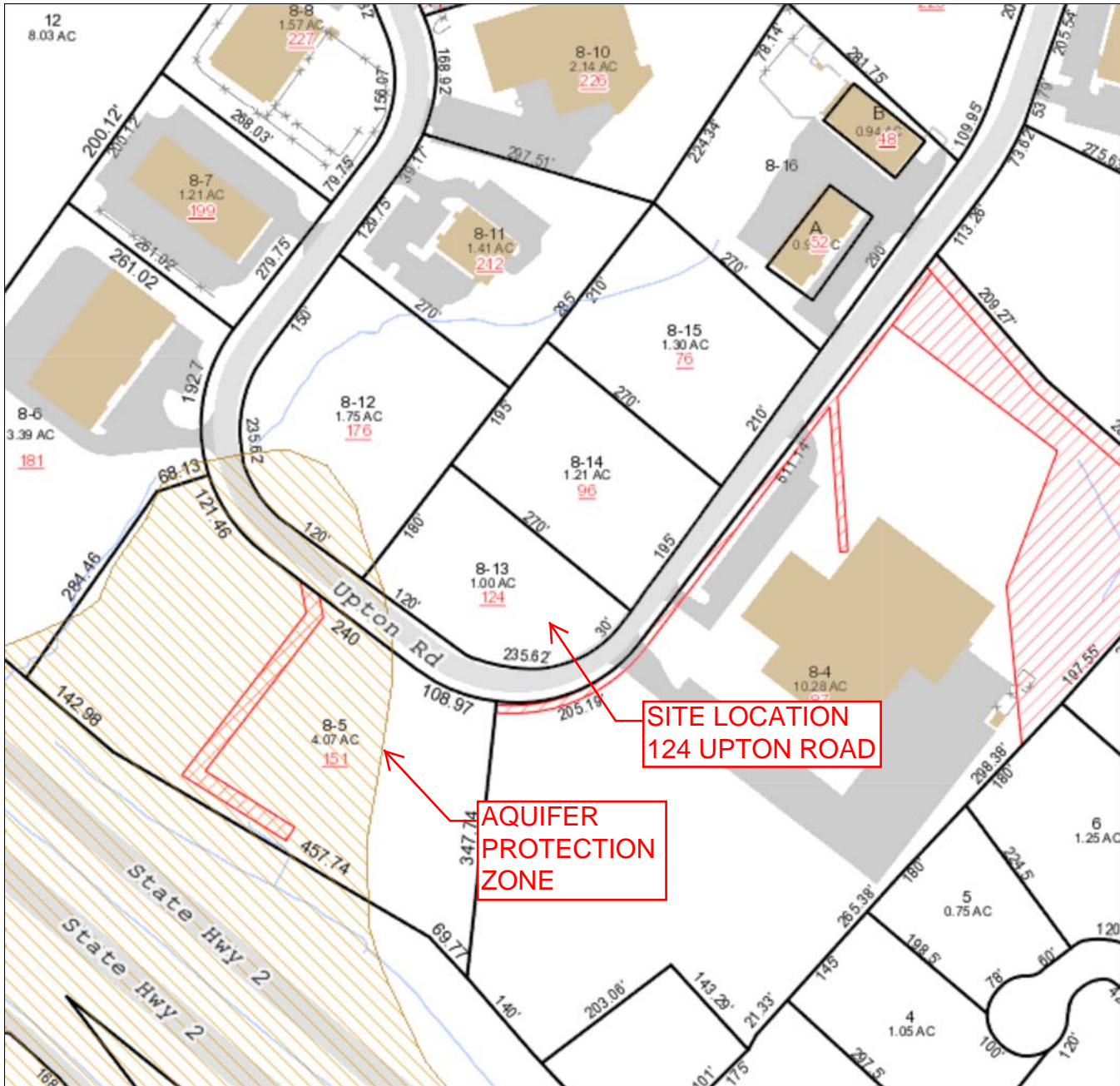
FIGURE 4

Town of Colchester

Geographic Information System (GIS)



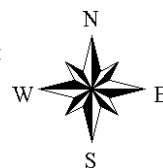
Date Printed: 9/16/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

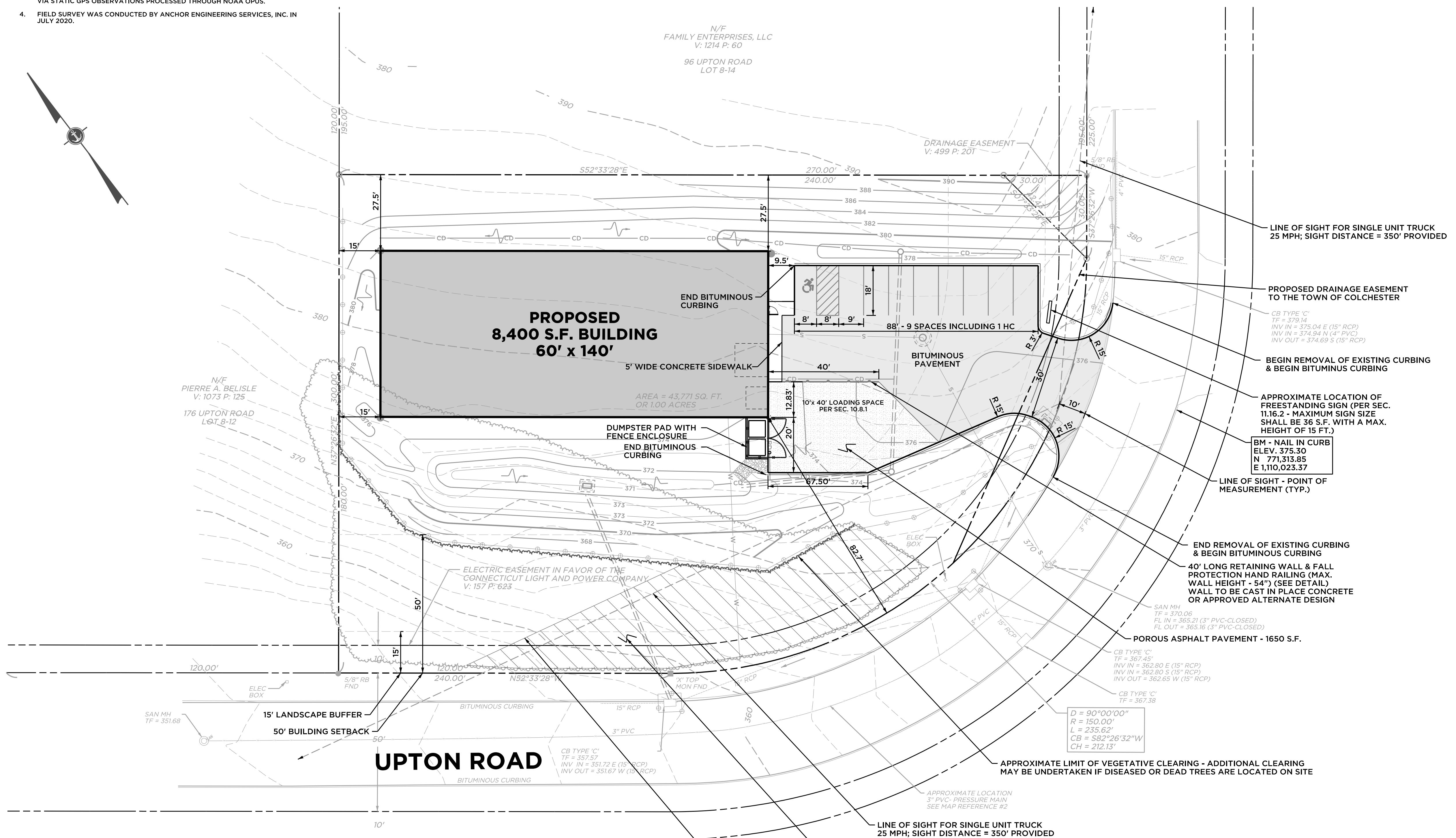
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Approximate Scale: 1 inch = 200 feet



SURVEY REFERENCES & NOTES:

1. R.E.B. SUBDIVISION PREPARED FOR GLASTONBURY DIVERSIFIED INVESTORS COLCHESTER, CONN. SCALE: 1" = 40'. DATED: 10-3-85. LAST REVISED 5-21-86. BY: REINO E. HYPPA & ASSOCIATES. SHEET 3 OF 16. MAP BOOK 22 SHEET 292.
2. RECORD DRAWING UPTON ROAD PLAN & PROFILE R.E.B. SUBDIVISION PREPARED FOR GLASTONBURY DIVERSIFIED INVESTORS COLCHESTER, CONN. SCALE: 1" = 40'. DATED: 10-3-85. LAST REVISED 5-21-86. BY: REINO E. HYPPA & ASSOCIATES. SHEET 13 OF 16.
3. BEARINGS, COORDINATES AND ELEVATIONS SHOWN ARE BASED UPON HORIZONTAL DATUM NAD 83 AND VERTICAL DATUM NAVD 1988 OBTAINED VIA STATIC GPS OBSERVATIONS PROCESSED THROUGH NOAA OPUS.
4. FIELD SURVEY WAS CONDUCTED BY ANCHOR ENGINEERING SERVICES, INC. IN JULY 2020.



ZONING COMPLIANCE TABLE		
ZONING COMPLIANCE BASED UPON ARTERIAL COMMERCIAL USE (AC) ZONE REQUIREMENTS		
	REQUIRED	PROVIDED
MAX. IMPERVIOUS COVERAGE	60% TOTAL AREA	15,416 SF (35%)
FRONT YARD SETBACK	50 FT	82.7 FT
SIDE YARD SETBACK	0 FT TO NON-RESIDENTIAL USE 75 FT TO RESIDENTIAL USES	15 FT N.A.
MAX. BUILDING HEIGHT	35 FT	< 35'
MAX. STORIES	2 STORIES	1 STORIES
MIN. FRONTAGE	200 FT FOR ARTERIAL & COLLECTOR	385.6'
MIN. LOT AREA	150 FT ON LOCAL ROADS 40,000 SF (30,000 SF BUILDABLE)	43,771 (1.00 ACRES)
PARKING	2 SPACE PER 1,000 SQ FT GFA	SEE PARKING TABLE
LANDSCAPING	PER REGULATIONS SEC. 9.4	AS NOTED

PARKING TABLE	
PARKING, LOADING AND ROAD ACCESS REQUIREMENTS PER COLCHESTER ZONING REGULATIONS SECTION 10.0	
LAND USE: LIGHT INDUSTRIAL	
MINIMUM SPACES REQUIRED - 2 SPACES PER 1,000 SQ FT GFA BUILDING AREA = 60'x140' = 8,400 SQ FT	
8,400/1,000 = 8.4x2 SPACES = 16.8 SPACES = 17 SPACES + 1 HANDICAP ACCESSIBLE SPACE	
TOTAL PARKING REQUIRED = 18 SPACES	
TOTAL PARKING SPACES PROVIDED = 9 SPACES INCLUDING 1 HANDICAP ACCESSIBLE SPACE. (REQUEST IS BEING MADE TO REDUCE PARKING PER REGULATION 10.4.2)	

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH THE TOWN'S REGULATIONS AND REQUIREMENTS.
2. ALL AREAS OF THE PROJECT SITE AFFECTED BY CONSTRUCTION OPERATIONS AND NOT COVERED BY BUILDINGS, ROADS, PARKING LOTS, WALKS, PLANTING BEDS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE FINE GRADED, FERTILIZED AND SEEDED WITH A PERENNIAL TURF TYPE GRASS SEED MIX.
3. SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
4. SPREAD TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM WITHIN LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. REMOVE ALL STONES, STICKS, WEEDS, CLODS, LUMPS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN ANY DIMENSION WITHIN 4" OF FINISH GRADE.
5. PROTECT EXISTING LAWN AREAS AND CREATE A SMOOTH TRANSITION BETWEEN THEM AND NEW WORK. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
6. SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SODDING OR SEEDING.
7. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
8. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
9. PLANT MATERIAL SHALL BE INSTALLED AFTER FINAL GRADES AREA ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO OWNERS REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
10. PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN ON PLAN, UNLESS OTHERWISE APPROVED.
11. PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS:
 - A. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
 - B. EXCAVATIONS FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS SHALL BE 2 TO 3 TIMES THE WIDTH BUT NO DEEPER THAN THE ROOT BALL.
 - C. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE, BURLAP AND NYLON STRING.
 - D. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
 - E. USING THE SAME SOIL AS DUG FROM THE HOLE, FILL UNDER AND AROUND THE ROOT BALL, GENTLY PRESS INTO PLACE. FILL THE HOLE PARTIALLY WITH WATER. CONTINUE TO PLACE SOIL INTO THE HOLE UNTIL THE SURFACE LEVEL IS JUST BELOW THE ROOT COLLAR.
 - F. CREATE A SOIL BERM AROUND THE TRUNK TWO (2) TIMES THE WIDTH OF THE ROOT BALL. ADD 3" OF SHREDED BARK MULCH OR APPROVED EQUAL OVER THE SOIL BERM STAYING AT LEAST 3" AWAY FROM THE ROOT COLLAR.
12. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THESE PLANTED AREAS WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
13. ALL PLANT MATERIAL PLACEMENT IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS.
14. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN OWNER & CONTRACTOR, NURSERY CONTRACTOR, AND APPROPRIATE AGENCIES.

SITE DEVELOPMENT NOTES:

1. SITE DEVELOPMENT ON THIS PROPERTY SHALL CONFORM TO THE ARTERIAL COMMERCIAL USE STANDARDS SET FORTH IN SEC. 7.0 OF THE COLCHESTER ZONING REGULATIONS. THESE STANDARDS INCLUDE DESIGNING THE SITE IN A MANNER THAT MINIMIZES THE POTENTIAL FOR POLLUTING THE AIR OR CONTAMINATING ANY BODY OF WATER OR AQUIFER. DEVELOPMENT SHALL ALSO INCLUDE WELL-DESIGNED AND ATTRACTIVELY LANDSCAPED BUILDINGS.
2. NO WETLAND SOILS ARE PRESENT WITHIN THE SUBJECT AREA BASED UPON A REVIEW OF THE TOWN'S GIS DATABASE AND AVAILABLE MAPPING PERFORMED BY ANCHOR ENGINEERING IN AUGUST, 2020.
3. ALL IMPROVEMENTS BEING INSTALLED WITHIN TOWN'S RIGHT OF WAY SHALL CONFORM TO TOWN'S PUBLIC IMPROVEMENT STANDARDS. THIS WORK WILL REQUIRE A ROAD PERMIT FROM THE TOWN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-(800) 922-4455.
5. A PRECONSTRUCTION MEETING WITH TOWN STAFF SHALL BE COORDINATED BY THE OWNER/CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
6. ALL SEWER AND WATER WORK SHALL CONFORM TO THE COLCHESTER SEWER AND WATER SPECIFICATIONS AND CONNECTION FEE SCHEDULES.

- LANDSCAPING PER SEC. 9.4:
1. ALL PORTIONS OF THE LOT NOT COVERED BY BUILDINGS OR PARKING/DRIVE/LOADING AREAS SHALL BE SUITABLY LANDSCAPED WITH A PERENNIAL GRASS SEED MIX TO ESTABLISH A LAWN AREA ADJACENT TO THE PARKING SPACES AND A LOW MAINTENANCE VEGETATED HABITAT ALONG THE PROPERTY'S BORDER TO THE NORTH.
 2. THE 15' WIDE LANDSCAPED BUFFER AREA ALONG THE STREET LINE SHALL BE MAINTAINED AS LAWN AREA TO ACHIEVE REQUIRED SIGHT LINE AND ALLOW EXISTING MATURE VEGETATION TO FLOURISH.

UNDERSTORY CLEARING REQUIRED IN THIS AREA TO PROVIDE CLEAR LINE OF SIGHT TRIANGLE FROM THE PROPOSED DRIVEWAY (ADDITIONAL CLEARING OF UNDERSTORY AND/OR MATURE VEGETATION TO ACHIEVE SIGHT LINE VISIBILITY TO THE SATISFACTION OF TOWN STAFF MAY BE REQUIRED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY)

"APPROVED BY THE COLCHESTER PLANNING AND ZONING COMMISSION"

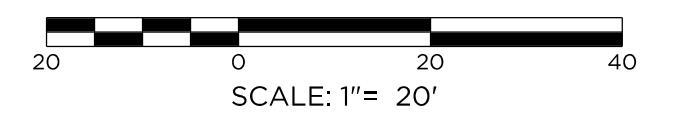
DATE _____

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN IMPROVEMENT LOCATION SURVEY, BOUNDARY DETERMINATION CATEGORY DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ALAN S. FENROW, CT. L.S. #70168

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



FOR PERMIT ONLY
NOT RELEASED FOR CONSTRUCTION

ANCHOR
ENGINEERING SERVICES, INC.

41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-9370
Fax: (860) 633-9971
www.anchorengr.com

SPECIAL PERMIT & CLASS 2 SITE PLAN APPLICATION

PREPARED FOR N.C.T., INC./NCT FRICTION WELDING

LAYOUT & LANDSCAPING PLAN

124 UPTON ROAD COLCHESTER, CT

PROJ. ENGINEER	DPL
PROJ. MANAGER	KRG
OFFICE REVIEW	KRG
REVISIONS	
09/30/20	
10/29/20	
SCALE:	1" = 20'

PROJECT	DATE	SHEET NO.	OF
1473-01	09/15/20	1	4

EROSION & SEDIMENTATION CONTROL PLAN:

1. ALL EROSION AND CONTROL MEASURES WILL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREEVER POSSIBLE.
2. AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE CONSTRUCTION SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC.
3. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL ON-SITE STOCKPILES OF SOIL.
4. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
5. DUST CONTROL MEASURES WILL BE APPLIED DURING THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED, AS REQUIRED BY FIELD CONDITIONS.
6. TEMPORARY SEDIMENT TRAPS WILL BE INSTALLED AS NECESSARY DURING CONSTRUCTION ACTIVITIES. ALL TEMPORARY STORMWATER DISCHARGE WILL BE DIRECTED TO THESE TRAPS.

EROSION & SEDIMENTATION CONTROL NOTES:

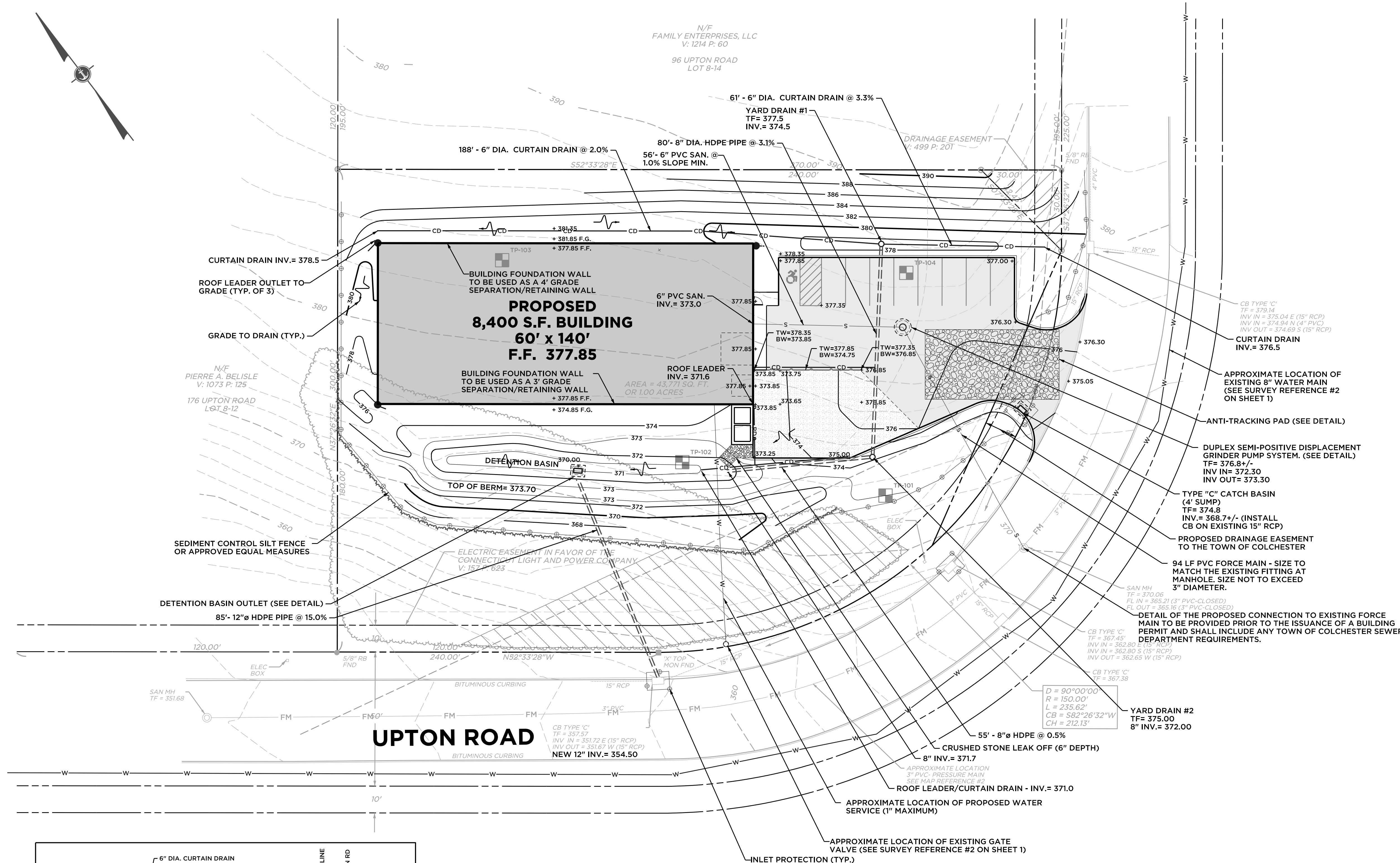
1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN PRIOR TO CONSTRUCTION.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN REGULATIONS.
3. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR TOWN.
4. ALL ON-SITE EROSION AND SEDIMENTATION CONTROL DEVICES ARE REQUIRED TO BE INSPECTED WITHIN 24-HOURS AFTER A RAIN EVENT OF AT LEAST A HALF-INCH, AND MAINTAINED, REPLACED OR INCREASED AS REQUIRED BY SPECIFIC FIELD CONDITIONS.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR TOWN.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL EROSION AND SEDIMENTATION CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS ORDERED BY THE ENGINEER.
8. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT 877A, AT THE COMPLETION OF PROJECT.
9. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
10. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
SPRING: APRIL 15 TO JUNE 15
FALL: AUGUST 15 TO SEPTEMBER 15
11. THE FOLLOWING GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100 LBS. PER ACRE:

SPECIES	PROPORTION BY WEIGHT (POUNDS)	MINIMUM PURITY (PERCENT)	MINIMUM GERMINATION (PERCENT)
VELVET BENTGRASS, (AGROSTIS CANINA)	25	96	85
RED FESCUE (FESTUCA RUBRA L. SSP. RUBRA)	35	97	80
PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)	10	95	90
INDIAN GRASS (SORGHASTRUM NUTANS)	15	95	90
CANADA WILDRYE (ELYMUS CANADENSIS)	5	95	90
KENTUCKY BLUE GRASS (POA PRATENSIS)	10	95	90

13. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS. PER ACRE.

STORMWATER MAINTENANCE PROGRAM:

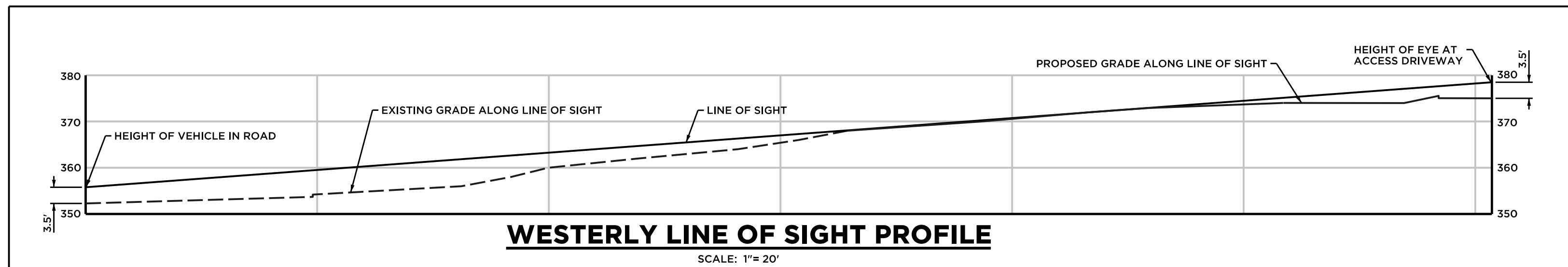
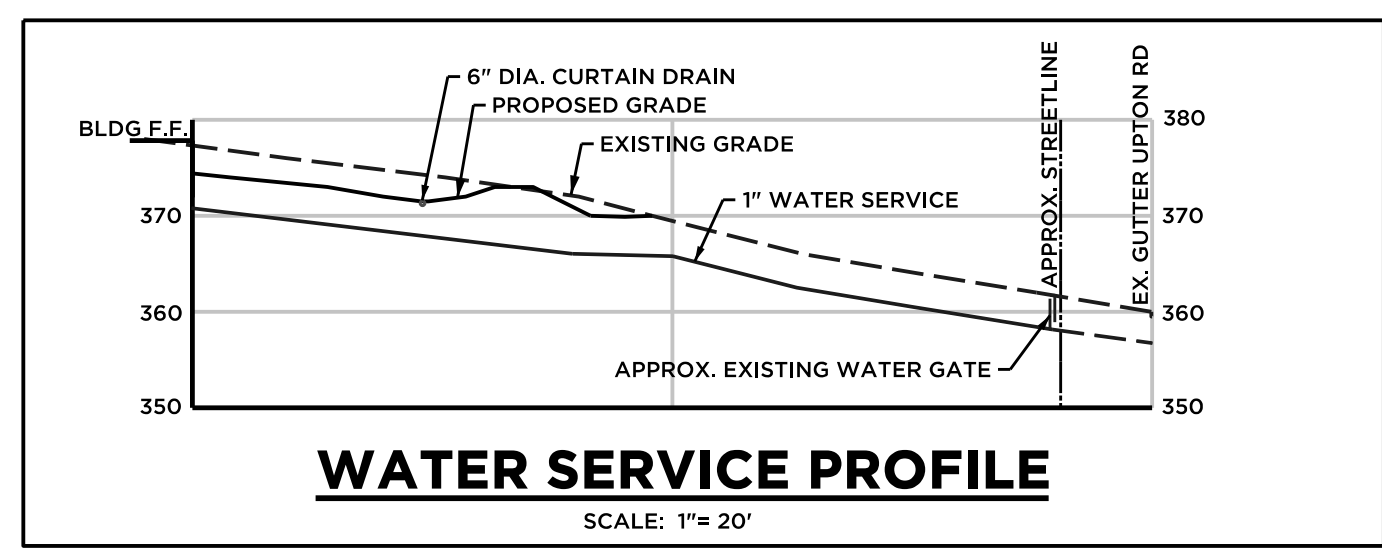
THE PROPOSED DRAINAGE STRUCTURES AND DETENTION BASIN WILL BE INSPECTED TWICE ANNUALLY. SEDIMENT SHALL BE REMOVED AND REPAIRS COMPLETED AS NECESSARY.



SOIL TEST RESULTS

TEST PITS PERFORMED BY ANCHOR ENGINEERING AND WITNESSED BY TOWN ENGINEER, SAL TASSONE, P.E. ON SEPTEMBER 10, 2020

TEST PIT #:	TEST PIT #:
TEST PIT #: 101	TEST PIT #: 102
SEEPAGE OBSERVED AT: N/A	SEEPAGE OBSERVED AT: N/A
LEDGE OBSERVED AT: N/A	LEDGE OBSERVED AT: N/A
ROOTS OBSERVED AT: 12"	ROOTS OBSERVED AT: 12"
MOTTLING OBSERVED AT: N/A	MOTTLING OBSERVED AT: N/A
RESTRICTIVE LAYER AT: 36"	RESTRICTIVE LAYER AT: 36"
SOILS DESCRIPTION	SOILS DESCRIPTION
0" - 6" TOPSOIL	0" - 9" TOPSOIL
6" - 32" TAN/BROWN COMPACT FINE SANDY LOAM	9" - 36" ORANGE/BROWN COMPACT FINE SANDY LOAM
32" - 84" ORANGE/GRAY VERY COMPACT FINE SANDY LOAM WITH SILT & WEATHERED ROCK	36" - 82" GRAY/BROWN VERY COMPACT FINE SILTY LOAM WITH COARSE SAND
TEST PIT #: 103	TEST PIT #: 104
SEEPAGE OBSERVED AT: N/A	SEEPAGE OBSERVED AT: N/A
LEDGE OBSERVED AT: N/A	LEDGE OBSERVED AT: N/A
ROOTS OBSERVED AT: 12"	ROOTS OBSERVED AT: 12"
MOTTLING OBSERVED AT: N/A	MOTTLING OBSERVED AT: N/A
RESTRICTIVE LAYER AT: 36"	RESTRICTIVE LAYER AT: 32"
SOILS DESCRIPTION	SOILS DESCRIPTION
0" - 9" TOPSOIL	0" - 6" TOPSOIL
9" - 36" ORANGE/BROWN COMPACT FINE SANDY LOAM	6" - 32" TAN/BROWN COMPACT FINE SANDY LOAM
36" - 80" GRAY/BROWN VERY COMPACT FINE SILTY LOAM WITH COARSE SAND	32" - 76" ORANGE/GRAY VERY COMPACT FINE SANDY LOAM WITH SILT



AQUIFER PROTECTION ZONE (APZ) NOTES:

1. THE PROPOSED MANUFACTURING FACILITY'S ACTIVITY IS FRICTION WELDING. THE METAL COMPONENTS TO BE WELDED TOGETHER ARE SHIPPED TO THE FACILITY VIA MOTOR CARRIER AND SHALL BE STORED INSIDE THE BUILDING. THE SERVICE PROVIDED ON SITE IS THE WELDING OF THESE COMPONENTS THROUGH THE HEAT OF FRICTION AND THESE COMPLETED COMPONENTS SHALL BE STORED INSIDE THE BUILDING UNTIL THEY'RE SHIPPED OFF SITE.
2. NO HAZARDOUS MATERIALS OTHER THAN THOSE VOLUMES AND TYPES ASSOCIATED WITH GENERAL OFFICE USE SHALL BE USED, STORED, PROCESSED, HANDLED OR DISPOSED OF ON THE SITE.
3. THE WASTES GENERATED ON SITE INCLUDE THOSE CONSIST ANT WITH A GENERAL OFFICE USE. THESE WASTES WILL BE DISPOSED OF THROUGH THE USE OF TRASH AND RECYCLING CONTAINERS STORED ON SITE FOR REGULAR PICKUP. ANY SCRAP METAL WASTES GENERATED WILL BE STORED EITHER WITHIN THE BUILDING OR IN WEATHER-TIGHT CONTAINERS WITHIN THE SCREENED DUMPSTER PAD, FOR DISPOSAL OFF SITE BY A LICENSED WASTE HAULING CONTRACTOR.
4. NO PRIVATE DRINKING WATER SUPPLY WELLS ARE LOCATED WITHIN 200 FEET OF THE PROPERTY. NO PUBLIC WATER SUPPLY WELLS ARE LOCATED WITHIN 1,000 FEET OF THE SITE.
5. BUILDING PLANS WILL BE SUBMITTED BY THE APPLICANT AT THE TIME OF BUILDING PERMIT APPLICATION. ALL MATERIALS RELATED TO THE PROPOSED USED WILL BE STORED INDOORS AT ALL TIMES AND WILL ENTER/EXIT THE BUILDING THROUGH THE LOADING DOCK AND OVERHEAD GARAGE DOOR SHOWN ON THE SITE PLAN. THE SUBMITTED FLOOR PLAN WILL DEPICT MATERIAL STORAGE LOCATIONS. NO FLOOR DRAINS, PROCESS VENTS, ETC. ARE PROPOSED WITHIN THE BUILDING.
6. THE SITE DOES NOT INCLUDE ANY DRYWELLS OR LEACHING STRUCTURES FOR DISPOSAL OF STORMWATER RUNOFF.
7. NO BULK STORAGE OF NON-HAZARDOUS MATERIALS WHICH MAY LEACH INTO THE GROUND WILL BE ON SITE.
8. SOLID WASTE DUMPSTERS SHALL BE ON A CONCRETE PAD AND SHALL BE COVERED BY A WEATHER RESISTANT/HINGED COVER TYPICALLY INSTALLED ON SMALL COMMERCIAL DUMPSTER BY THE VENDOR. NO OPEN TOP DUMPSTER ARE ANTICIPATED TO BE USED ON SITE ONCE CONSTRUCTION ACTIVITIES ARE COMPLETE HOWEVER, IF ANY OPEN TOP DUMPSTERS ARE USED THEY SHALL BE COVERED AND PLUGGED SO AS TO BE WATER-TIGHT.
9. THE SITE DOES NOT INCLUDE MORE THAN THREE (3) ACRES OF LAND USED FOR CROP, LAWN, GARDEN OR LANDSCAPING REQUIRING REGULAR APPLICATION OF PESTICIDES OR HERBICIDES.



"APPROVED BY THE COLCHESTER PLANNING AND ZONING COMMISSION"
DATE _____

PERMIT PLAN SET NOT RELEASED FOR CONSTRUCTION

ANCHOR ENGINEERING SERVICES, INC.
41 Sequin Drive, Glastonbury, CT 06033
Phone: (860) 633-9370 Fax: (860) 633-9971 www.anchorengr.com

PROJ. ENGINEER: DPL
PROJ. MANAGER: KRG
OFFICE REVIEW: KRG

SPECIAL PERMIT & CLASS 2 SITE PLAN APPLICATION

PREPARED FOR N.C.T., INC./NCT FRICTION WELDING
GRADING, UTILITIES AND E&S CONTROL
124 UPTON ROAD COLCHESTER, CT

REVISIONS:
09/30/20
10/29/20

PROJECT: 1473-01 DATE: 09/15/20 SHEET NO. 2 OF 4