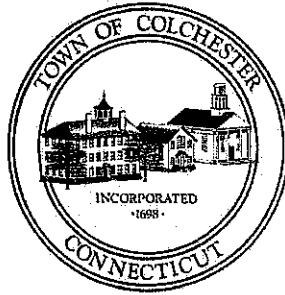


Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
www.colchesterct.gov



Demian Sorrentino, AICP, Planning Director
Stacey Churchill, Land Use Assistant
Isabelle Kisluk, Asst. Planner/ZEO
Carol Szymanski, Wetlands Agent
T: (860) 537-7278

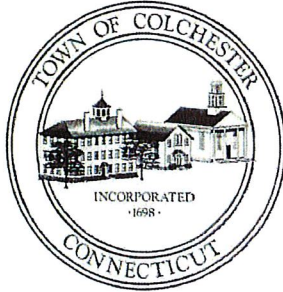
PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, September 20, 2023 – 7:00 PM
Town Hall Meeting Room 1
AGENDA

RECEIVED
COLCHESTER, CT
2023 SEP 19 AM 8:54
Gayle Furman
TOWN CLERK

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 9/6/23
4. **Public Hearings**
 - A. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU)
5. **Five Minute Session for the Public**
6. **Pending Applications**
 - A. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU)
7. **New Applications**
8. **Preliminary Reviews**
9. **Old Business**
10. **New Business**
11. **Planning Issues and Discussions**
 - A. PA 23-142 Compliance – CT Office of Policy & Management
 - B. Zoning Enforcement Status Report
12. **Correspondence**
13. **Adjournment**

Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, September 6, 2023 – 7:00 PM
Town Hall Meeting Room 2
MINUTES**

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

Absent: S. Nadeau

Also Present: Planning Director, D. Sorrentino, Assistant Planner/ZEO, I. Kisluk

RECEIVED
COLCHESTER, CT
2023 SEP -8 PM 3:08
Gayle Furman
TOWN CLERK

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:04 PM
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
 - a. Regular Meeting 7/19/23 - Motion by B. Hayn to approve the minutes as written. 2nd by J. Novak. All were in favor with M. Noniewicz abstaining, motion carried.
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – No public present
6. **Pending Applications** - None
7. **New Applications**
 - a. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU). Application is received by the Commission and requisite public hearing will be scheduled.
8. **Preliminary Reviews** - None
9. **Old Business** - None
10. **New Business** - None
11. **Planning Issues and Discussions**
 - a. Affordable Housing – 10% requirement for single family subdivisions and incentives discussion – D. Sorrentino presented commissioners with data on affordable housing in Colchester over the past 20 years as compiled from State Affordable Housing Appeals Lists. Commissioners discussed

10% requirement for developments per Sec. 8.2 of the Zoning Regulations and that it does apply to single-family residential subdivisions of 7 or more units approved since 2015. North Pond Estates subdivision, Kramer Road subdivision and Four Seasons apartments were discussed. The Jordan Lane 8-30g subdivision was also discussed and concerns raised about compliance with statutory affordability requirements. CT General Statutes Section 8-30g was discussed, which requires 30% of total units to be affordable, with 15% meeting 80% of CT Statewide Median Income threshold, and 15% meeting the 60% of CT Statewide Median Income threshold. Developers have expressed that the 80% units are a financial break-even, and the 60% units are a financial loss, so the number of total units in an 8-30g project needs to be high enough for the market-rate units to offset the 80% and 60% units. Developers won't build unless it is financially beneficial. D. Sorrentino presented some ideas for increasing affordability: (1) creating regulations that offer zoning flexibility in exchange for 30% affordable units similar to 8-30g, but at the 80% of CT Statewide Median Income threshold only; and (2) removing the prohibition on mobile home parks in Section 13.6 of the Zoning Regulations and establishing regulations and standards for new manufactured home parks in suitable locations. B. Hayn suggested that Town-owned properties could potentially be utilized for this. The Commission is in favor of exploring options to provide affordable housing as defined in Sec. 8-30g and housing that people can afford, which terms are not synonymous.

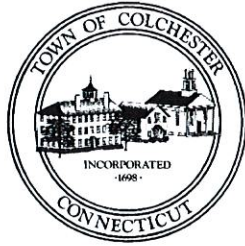
- b. Mandatory commissioner education/training – P&ZC and ZBA members have until the end of the year to complete 4 hours of land use commissioner training as required by Statute. SCCOG is hosting a virtual training session on Thursday 9/7/23 and the UConn CLEAR virtual advanced training seminars remain available. D. Sorrentino has sent emails with links to training resources to P&ZC and ZBA members.
- c. Zoning Enforcement Status Report - ZEO I. Kisluk gave an update on the outstanding and new zoning or blight violations since the last meeting.

12. Correspondence

- a. Robinson + Cole, LLP – Notice of Exempt Modification – 48 Westchester Rd. – No action required

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by J. Novak. All were in favor, meeting adjourned at 8:02 PM

Respectfully submitted by: D. Sorrentino, Planning Director



P&Z Application No. PZC2023-012

PLANNING & ZONING COMMISSION
TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR SITE PLAN APPROVAL

RECEIVED
AUG 31 2023

This application form, applicable fee(s), five (5) sets of plans, a detailed Statement of Use and all required supporting documentation shall be submitted to the Planning & Zoning Commission Office no later than noon (12:00P) on the Monday before the next regularly scheduled meeting (the first and third Wednesday of the month excepting Holiday periods). Public Hearing is not required but may be held at the discretion of the Commission.

NAME OF APPLICANT: Stephen Fedus
(Please Print)

MAILING ADDRESS: 369 East Shore Dr. Colchester CT 06415

EMAIL ADDRESS: _____ TELEPHONE: 860-537-1100

OWNER OF RECORD: Same
(Please Print) 860-823-8531

MAILING ADDRESS: Same

STREET ADDRESS OF SUBJECT PROPERTY: 203 Amston Rd.

ASSESSOR'S MAP 21 LOT 3 ZONING DISTRICT Su

IS THIS PROPERTY WHOLLY OR PARTIALLY LOCATED IN ANY OF THE FOLLOWING (Check all that apply):

- AQUIFER PROTECTION AREA (APA) AQUIFER PROTECTION ZONE (APZ)
- HISTORIC DISTRICT (HD) HISTORIC PROTECTION OVERLAY ZONE (HPOZ)

EXISTING USE(S): None

PROPOSED USE(S): Multi Family Development

APPLICABLE REGULATION SECTION(S): 4.3, 15.4

ENGINEER/SURVEYOR: _____ TELEPHONE: _____

MAILING ADDRESS: _____

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:

NAME: Mark Reynolds Reynolds Engineering Services
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: 63 Norwich Ave, Suite 202, Colchester CT 06415

EMAIL ADDRESS: markreynoldsenigneer@gmail.com TELEPHONE: 860-516-0033

Stephen M. Fedus 8/31/23
APPLICANT(S) SIGNATURE DATE

Stephen M. Fedus 8/31/23
OWNER(S) SIGNATURE DATE

** IF THE APPLICANT IS NOT THE RECORD OWNER, A SIGNED LETTER OF AUTHORIZATION MUST ACCOMPANY THIS APPLICATION **

FOR OFFICIAL USE ONLY BELOW THIS LINE

DATE APPLICATION SUBMITTED: 8/31/23 P&Z FEE PAID: \$ _____ CK# _____

DATE OF RECEIPT BY P&Z: 9/4/23 PUBLIC HEARING START DATE: _____

PUBLIC HEARING END DATE: _____ DATE OF DECISION: _____

NOTICE OF DECISION PUBLISHED: _____ ENGINEERING REVIEW FEES PAID: _____

\$200.
200.
950.
400.
50.
60.
\$1,920.

**TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION
LEGAL NOTICE**

The Colchester Planning & Zoning Commission will hold a Public Hearing on September 20, 2023, beginning at 7:00 PM in the Colchester Town Hall Meeting Room at 127 Norwich Ave, Colchester, CT to hear and consider the following application(s):

PZC2023-012 of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor’s ID 21-00-003-000). Zoning District: Suburban Use (SU)

At this hearing, interested persons may be heard and written communications received. A copy of this application is located in the Land Use Department and Town Clerk’s Office, Colchester 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 & Zoning Commission
Joseph Mathieu, Chair

2TB 9/8, 9/15

RECEIVED
COLCHESTER, CT
2023 SEP 13 AM 11:02
Gayle Furman
GAYLE FURMAN
TOWN CLERK

AMSTON ROAD APARTMENTS

APPLICANT:

STEPHEN FEDUS
369 EAST SHORE DRIVE
COLCHESTER, CONNECTICUT 06415

OWNER:

STEPHEN FEDUS
369 EAST SHORE DRIVE
COLCHESTER, CONNECTICUT 06415

ENGINEERING:

REYNOLDS ENGINEERING SERVICES, LLC
68 BOGG LANE
LEBANON, CONNECTICUT 06249

SURVEYING:

ROB HELLSTROM LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CONNECTICUT 06248

PLAN INDEX:

SHEET TITLE	NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE GRADING & DRAINAGE PLAN	3
SITE UTILITY PLAN	4
LANDSCAPING PLAN	5
E & S PLAN, NARRATIVE & DETAILS	6
SITE DETAILS	7-10
SIGHT LINE MAP	11

ZONING INFORMATION:

THE ENTIRE PROPERTY IS WITHIN THE SUBURBAN ZONE
A PORTION OF THE PROPERTY IS WITHIN THE AQUIFER PROTECTION ZONE

SCHEDULE OF LOT AND BUILDING REQUIREMENTS
CONFORMANCE - SUBURBAN ZONE

ITEM	REQUIRED/ALLOWED	PROVIDED
LOT AREA	175,000 SF	±370,120 SF (8.50 AC)
LOT WIDTH	60 FT	±469 FT
BUILDABLE AREA	120,000 SF	129,185 SF (2.74 AC)
BUILDABLE SQUARE	100 FT	100 FT
FRONT YARD SETBACK	50 FT	50 FT
SIDE YARD SETBACK	50 FT	50 FT
REAR YARD SETBACK	50 FT	>>50 FT
BUILDING COVERAGE	25%	14,864/129,185 = 11.5%
IMPERVIOUS COVERAGE	35%	36,448/129,185 = 28.2%
HEIGHT	40 FT	26 FT
PARKING SPACES*	40	46

NON-BUILDABLE AREAS

LOT AREA = 370,120 SF (8.50 AC)
WETLANDS = 209,420 SF (4.81 AC)
100-YR FLOODPLAIN (BEYOND WETLANDS) = 13,939 SF (0.32 AC)
SEWER EASEMENTS (BEYOND WETLANDS) = 17,576 (0.40 AC)
BUILDABLE AREA = 129,185 SF (2.96 AC)

DENSITY STANDARDS

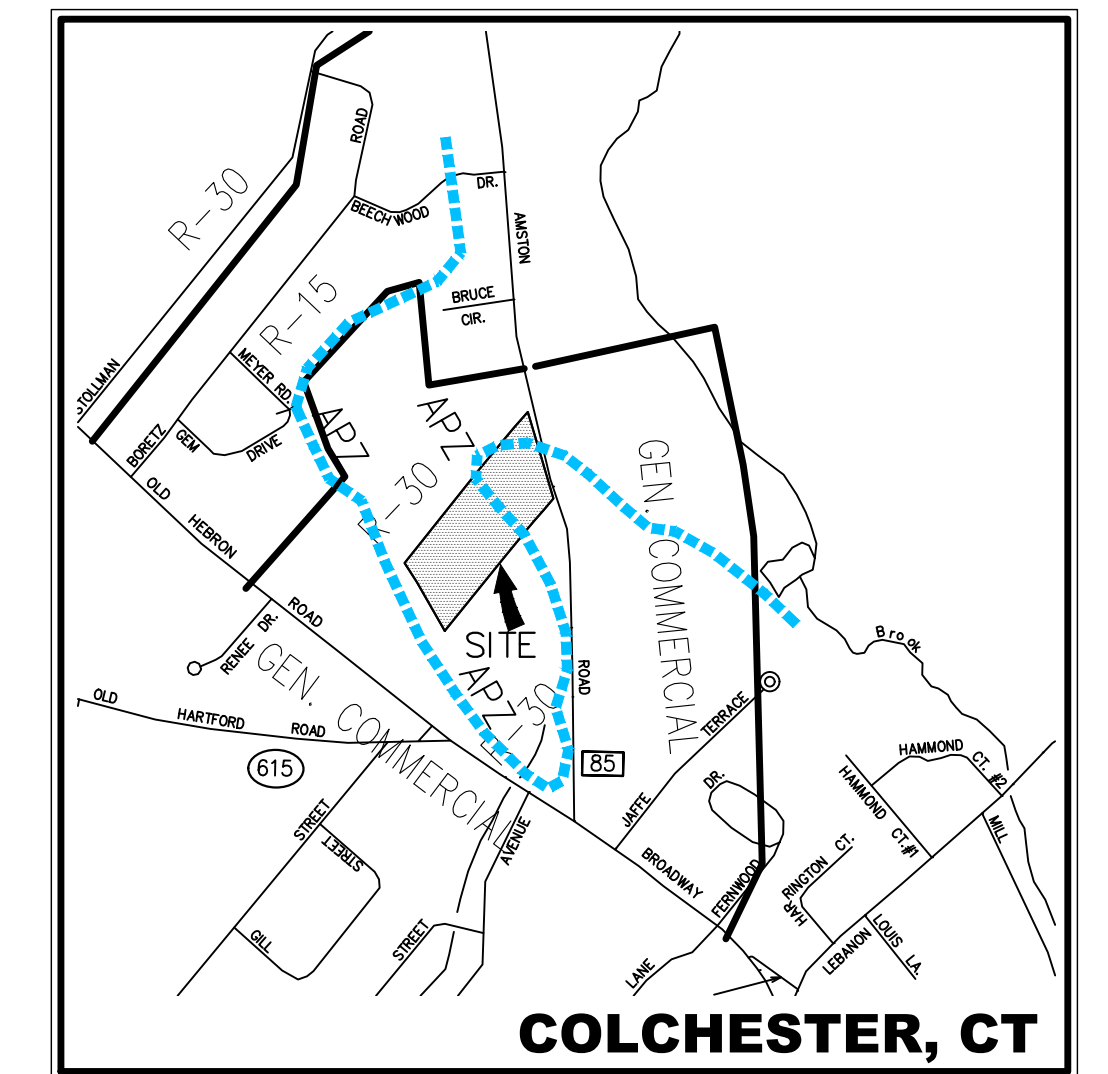
10 UNITS/BUILDABLE ACRE - $10 \times 129,185 / 40,000 = 32.3$
32 UNITS ALLOWED
19 UNITS PROPOSED

***PARKING CALCULATIONS**

19 UNITS @ 2 SPACES/UNITS = 38 SPACES REQUIRED
46 PARKING SPACES PROVIDED TOTAL
(4 HANDICAP PARKING SPACES PROVIDED)

RECREATIONAL SPACE CALCULATION

3,600 SF REQUIRED
17,000 SF PROVIDED



LOCATION MAP

SCALE: 1" = 1,000'

ACTIVITY	SUMMARY OF PROPOSED REGULATED ACTIVITIES	
	DISTURBANCE AREA (SQUARE FEET)	
	WETLAND AREA	UPLAND REVIEW AREA
GRADING BUILDING #3,4,5	NONE	8,592 SF
BUILDING #3,4,5	NONE	4,824 SF
GRADING NORTH RET. AREA	NONE	3,840 SF
GRADING BUILDING #2	NONE	3,698 SF
BUILDING #2	NONE	1,672 SF
GRADING SOUTH RET. AREA	NONE	11,014 SF
TOTAL	NONE	33,640 SF (0.77 ACRES)

APPROVED BY THE:

COLCHESTER "PLANNING AND ZONING" COMMISSION

CHAIRMAN _____ DATE _____

INLAND WETLANDS & WATERCOURSE AGENT _____ DATE _____

TOWN SANITARIAN _____ DATE _____

THE FIVE YEAR APPROVAL PERIOD EXPIRES ON _____

THE COLCHESTER CONSERVATION COMMISSION, ACTING AS THE INLAND WETLANDS AGENCY FOR THE TOWN OF COLCHESTER, APPROVES THE PLAN AS DEPICTED. ANY CHANGES IN THE PLAN THAT MAY HAVE AN IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMIT.

CHAIRMAN _____ DATE _____

REVISED: 8-31-23 REVIEW COMMENTS

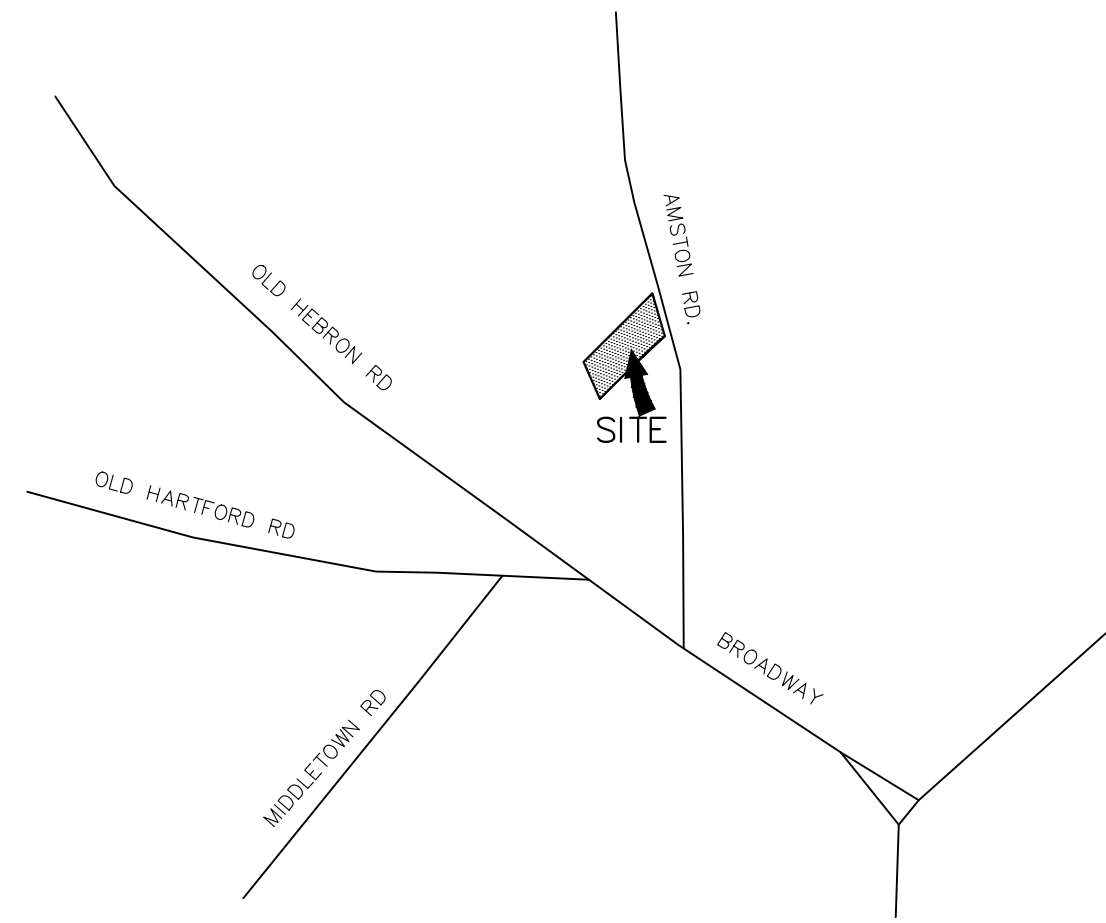
COVER SHEET		
AMSTON ROAD APARTMENTS		
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS 369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	SCALE AS NOTED
DRAWN MAR	REYNOLDS ENGINEERING SERVICES, LLC 68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419	DATE 7/9/21
		PROJ. NO. 11036.00
		SHEET NO. 1 OF 11

To my knowledge and belief, this map is substantially correct as noted hereon.

Robert Hellstrom, L.S. CT LIC. # 13626
Certification is not valid without live signature and embossed (impression) type seal.

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC. # 19789
Certification is not valid without live signature and embossed (impression) type seal.



VICINITY MAP ***** NOT TO SCALE

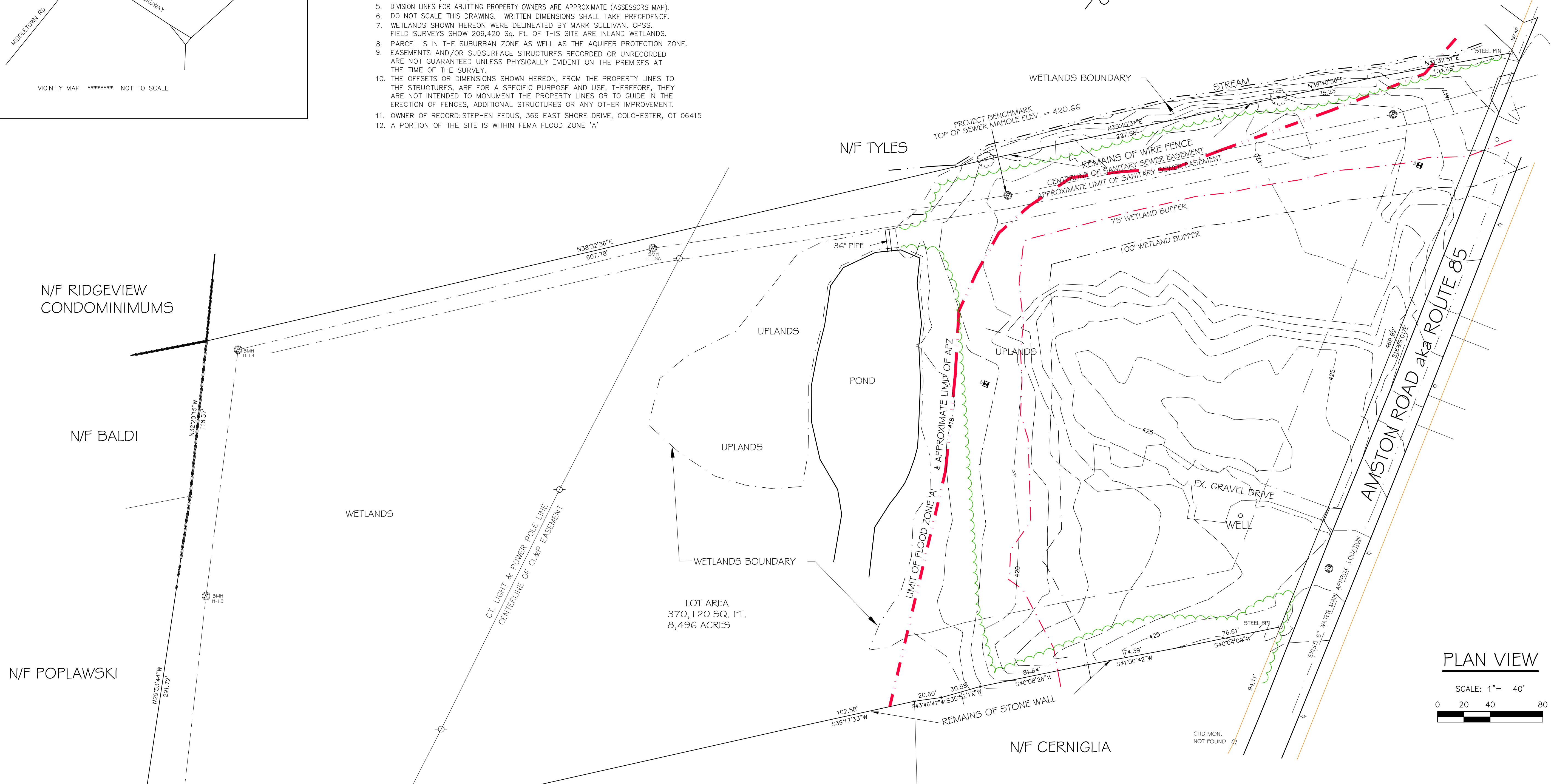
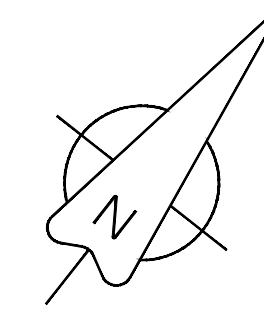


SURVEY NOTES

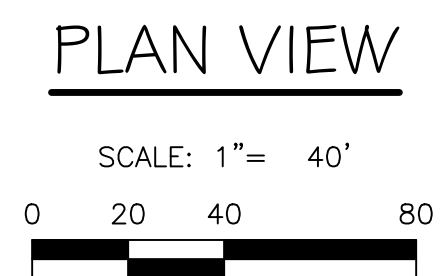
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY. THIS SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY AND CLASS T-2 VERTICAL ACCURACY. DETERMINATION CATEGORY IS A FIRST SURVEY OF THE SUBJECT PARCEL.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPERTY LINES AND SHOW EXISTING CONDITIONS SUCH AS WETLANDS AND TOPOGRAPHY.
3. BEARINGS ARE REFERENCED TO THE CT. GRID SYSTEM NAD 83/87. CTGS MON. 2716 WAS HELD FOR THE TIE IN AND CTGS 2719X USED FOR DIRECTION. VERTICAL INFORMATION IS REFERENCED TO NGVD 1929 DATUM BASED ON INFORMATION TAKEN FROM THE SANITARY SEWER CONSTRUCTION PLANS.
4. AMSTON RD. (RTE 85) IS A STATE BOUNDED ROADWAY. SEE FILED SURVEYS.
5. DIVISION LINES FOR ABUTTING PROPERTY OWNERS ARE APPROXIMATE (ASSESSORS MAP).
6. DO NOT SCALE THIS DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
7. WETLANDS SHOWN HEREON WERE DELINEATED BY MARK SULLIVAN, CPSS. FIELD SURVEYS SHOW 209,420 SQ. FT. OF THIS SITE ARE INLAND WETLANDS.
8. PARCEL IS IN THE SUBURBAN ZONE AS WELL AS THE AQUIFER PROTECTION ZONE.
9. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
10. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.
11. OWNER OF RECORD: STEPHEN FEDUS, 369 EAST SHORE DRIVE, COLCHESTER, CT 06415
12. A PORTION OF THE SITE IS WITHIN FEMA FLOOD ZONE "A"

REFERENCE INFORMATION

1. PROPERTY OF PAULINE K. LUTZKY, ROUTE #85, COLCHESTER-CONN., SCALE: 1"=40' DATED JAN. 3, 1989 BY JOSEPH KIRKUP, L.S.
2. LOT NO. 2, AMSTON RD. (RTE #85), FIRST CUT DIVISION PLAN, PREPARED FOR TAS COUNTRY HOMES, INC., DATED 04/13/2001 BY JESS McMINN AND ASSOC. LLC.
3. COMPILATION MAP PREPARED FOR M. TYLES DATED 09/24/1968 BY E. BAZZELL, L.S.
4. STATE HIGHWAY ROW MAP, No. 28-01, SHEET 2 OF 3, DATED 03/31/1932.
5. MAP OF EASEMENTS TO BE ACQUIRED FROM EDWARD F. JR., & CONSTANCE PEKOSKE, SAID MAP IS ON FILE IN DRAWER 20 SHEET 7 OF THE COLCHESTER LAND RECORDS.
6. BOROUGH OF COLCHESTER SANITARY SEWER SYSTEM CONSTRUCTION (6-A) PLANS.
7. LOCATION OF RIGHT OF WAY OF THE CT. LIGHT AND POWER CO. ACROSS THE PROPERTY OF "SUSIE POSECHNIK YUSKA", SCALE 1"=200', DATED DECEMBER 1938, EDIE J. IMBERT, SURVEYOR. SAID MAP CAN BE FOUND IN GREEN BOOK # 1, PG. 65.



LOT AREA
370,120 SQ. FT.
8.496 ACRES



I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.

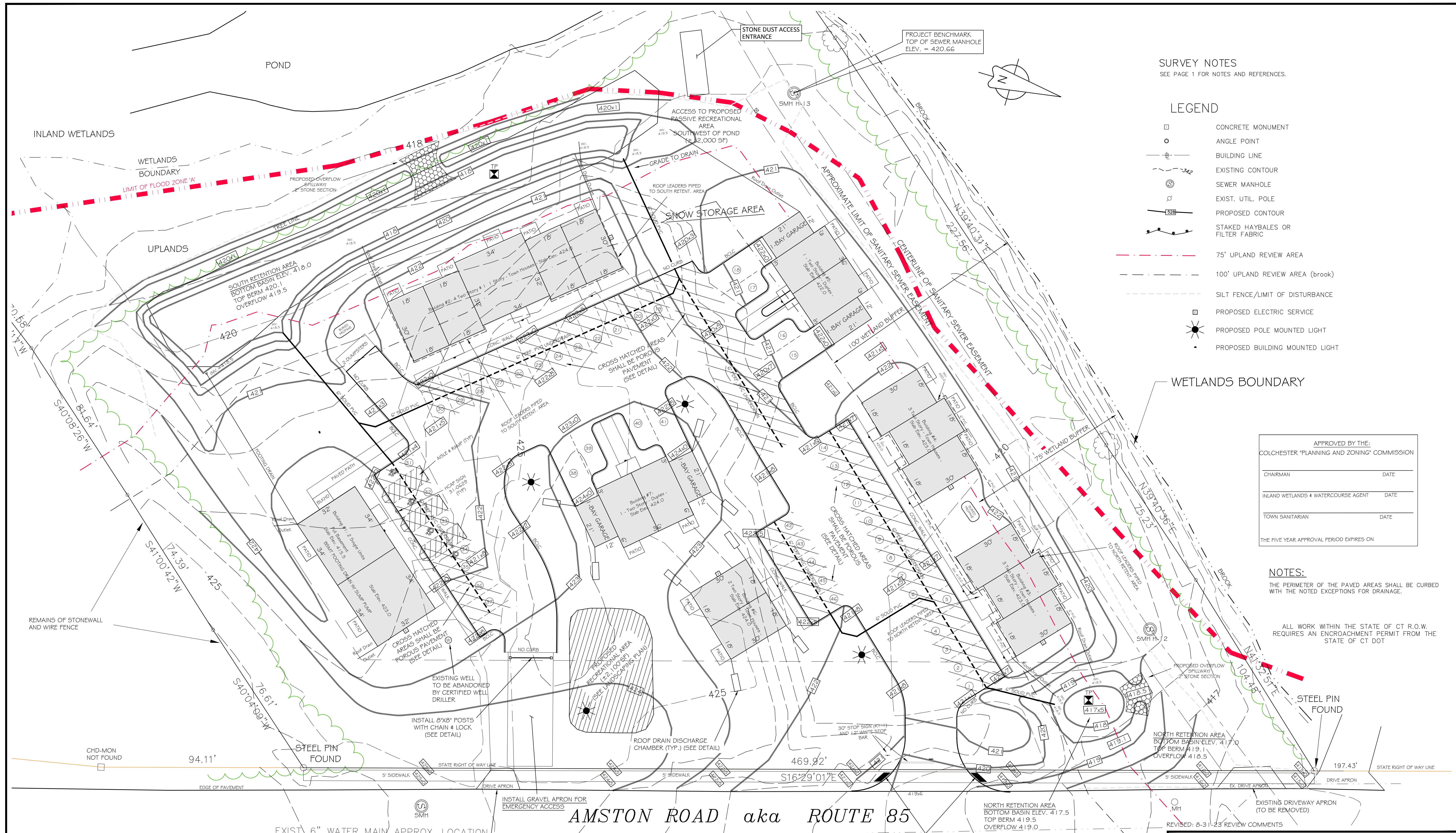
Mark Sullivan
Professional Soil Scientist
Certification is not valid without live signature

To my knowledge and belief, this map is substantially correct as noted hereon.

Robert Hellstrom, L.S. CT LIC. # 13626
Certification is not valid without live signature and embossed (impression) type seal.

REVISED: 8-31-23 REVIEW COMMENTS

EXISTING CONDITIONS PLAN		
AMSTON ROAD APARTMENTS		
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE 1"=40'
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC		PROJ. NO. 11036.00
68 BOGG LANE - LEBANON, CONNECTICUT 06249		SHEET NO. 2 OF 11
phone: 860-465-7419		



SURVEY NOTES
SEE PAGE 1 FOR NOTES AND REFERENCES.

LEGEND

- CONCRETE MONUMENT
- ANGLE POINT
- BUILDING LINE
- - - EXISTING CONTOUR
- ⊙ SEWER MANHOLE
- ⊕ EXIST. UTIL. POLE
- - - PROPOSED CONTOUR
- STAKED HAYBALES OR FILTER FABRIC
- - - 75' UPLAND REVIEW AREA
- - - 100' UPLAND REVIEW AREA (brook)
- - - SILT FENCE/LIMIT OF DISTURBANCE
- ⊙ PROPOSED ELECTRIC SERVICE
- ⊙ PROPOSED POLE MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT

APPROVED BY THE:	
COLCHESTER "PLANNING AND ZONING" COMMISSION	
CHAIRMAN	DATE
INLAND WETLANDS & WATERCOURSE AGENT	DATE
TOWN SANITARIAN	DATE
THE FIVE YEAR APPROVAL PERIOD EXPIRES ON	

NOTES:
THE PERIMETER OF THE PAVED AREAS SHALL BE CURBED WITH THE NOTED EXCEPTIONS FOR DRAINAGE.

ALL WORK WITHIN THE STATE OF CT R.O.W. REQUIRES AN ENCROACHMENT PERMIT FROM THE STATE OF CT DOT

SITE GRADING & DRAINAGE PLAN

AMSTON ROAD APARTMENTS
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT

DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE 1"=20'
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC		PROJ. NO. 11036.00
68 BOGG LANE - LEBANON, CONNECTICUT 06249		SHEET NO. 3 OF 11
phone: 860-465-7419		

I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.

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- LEGEND**
- CONCRETE MONUMENT
 - ANGLE POINT
 - W — PROPOSED WATER LINE
 - S — PROPOSED SEWER LINE
 - ⊙ SEWER MANHOLE
 - ⊕ EXISTING UTILITY POLE
 - G — GATE VALVE
 - E — PROPOSED UNDERGROUND UTILITIES
 - PROPOSED ELECTRIC SERVICE
 - ☀ PROPOSED POLE MOUNTED LIGHT
 - ☀ PROPOSED BUILDING MOUNTED LIGHT

SANITARY SEWER SYSTEM STRUCTURE SCHEDULE

STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
SMH-1	420.1	408.70	408.60
SMH-2	420.4	409.80	409.70
SMH-3	421.2	412.20	414.20
SMH-4	421.4	413.80	413.70
SMH-5	422.8	-	415.80
SMH H-13	420.7	407.50	405.62

UTILITY NOTES

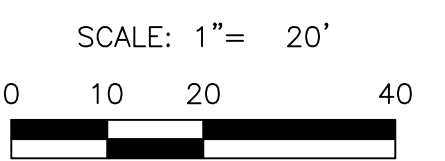
1. WATER TO BE INSTALLED 4.5 FT. DEEP TO TOP OF PIPE. PROVIDE SLEEVES PER DETAIL. WHEREVER WATER MAIN OR SERVICE CROSSES UNDER SEWER MAIN OR SERVICE PROVIDE 18" CLEAR.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF COLCHESTER SEWER AND WATER SPECIFICATIONS AND APPROVED MATERIALS. THE CONNECTION TO THE SYSTEM SHALL BE SUBJECT TO THE CONNECTION POLICIES AND CONNECTION FEES OF THE TOWN OF COLCHESTER. CHLORINATION AND ALL TESTING OF WATER SYSTEM SHALL BE DONE AT THE DEVELOPER'S EXPENSE.
3. WATER MAIN PIPES SHALL BE RETAINED FOR 3 PIPE LENGTHS IN ALL DIRECTIONS FROM ANY FITTING.
4. WATER SERVICE LATERALS AND SANITARY SERVICE LATERALS SHALL BE LOCATED A MINIMUM OF 1.0 FT. APART.
5. WATER MAIN TO BE CEMENT LINED DUCTILE IRON WATER PIPE.
6. SANITARY SEWER MAIN TO BE SDR-35 WITH GASKETS, STONE BEDDING SURROUNDING PIPE.
7. SANITARY MAINS SHALL BE AIR TESTED PRIOR TO ACCEPTANCE.
8. SEE SHEET 8 FOR UTILITY DETAILS.

SANITARY SEWER SYSTEM PIPE SCHEDULE

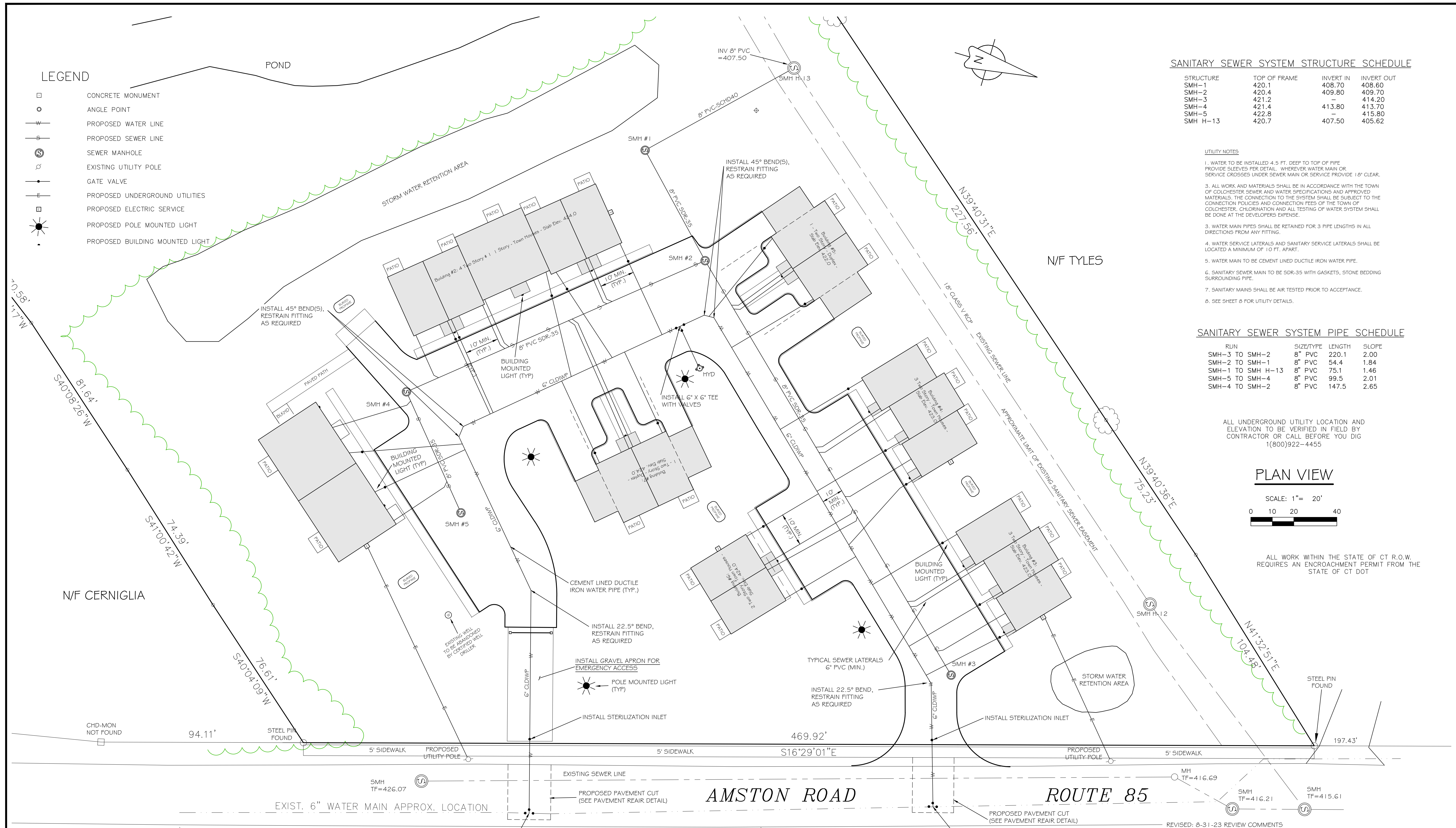
RUN	SIZE/TYPE	LENGTH	SLOPE
SMH-3 TO SMH-2	8" PVC	220.1	2.00
SMH-2 TO SMH-1	8" PVC	54.4	1.84
SMH-1 TO SMH H-13	8" PVC	75.1	1.46
SMH-5 TO SMH-4	8" PVC	99.5	2.01
SMH-4 TO SMH-2	8" PVC	147.5	2.65

ALL UNDERGROUND UTILITY LOCATION AND ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR OR CALL BEFORE YOU DIG 1(800)922-4455

PLAN VIEW



ALL WORK WITHIN THE STATE OF CT R.O.W. REQUIRES AN ENCROACHMENT PERMIT FROM THE STATE OF CT DOT



REVISED: 8-31-23 REVIEW COMMENTS

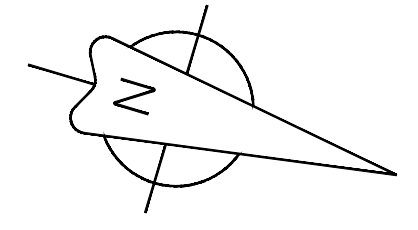
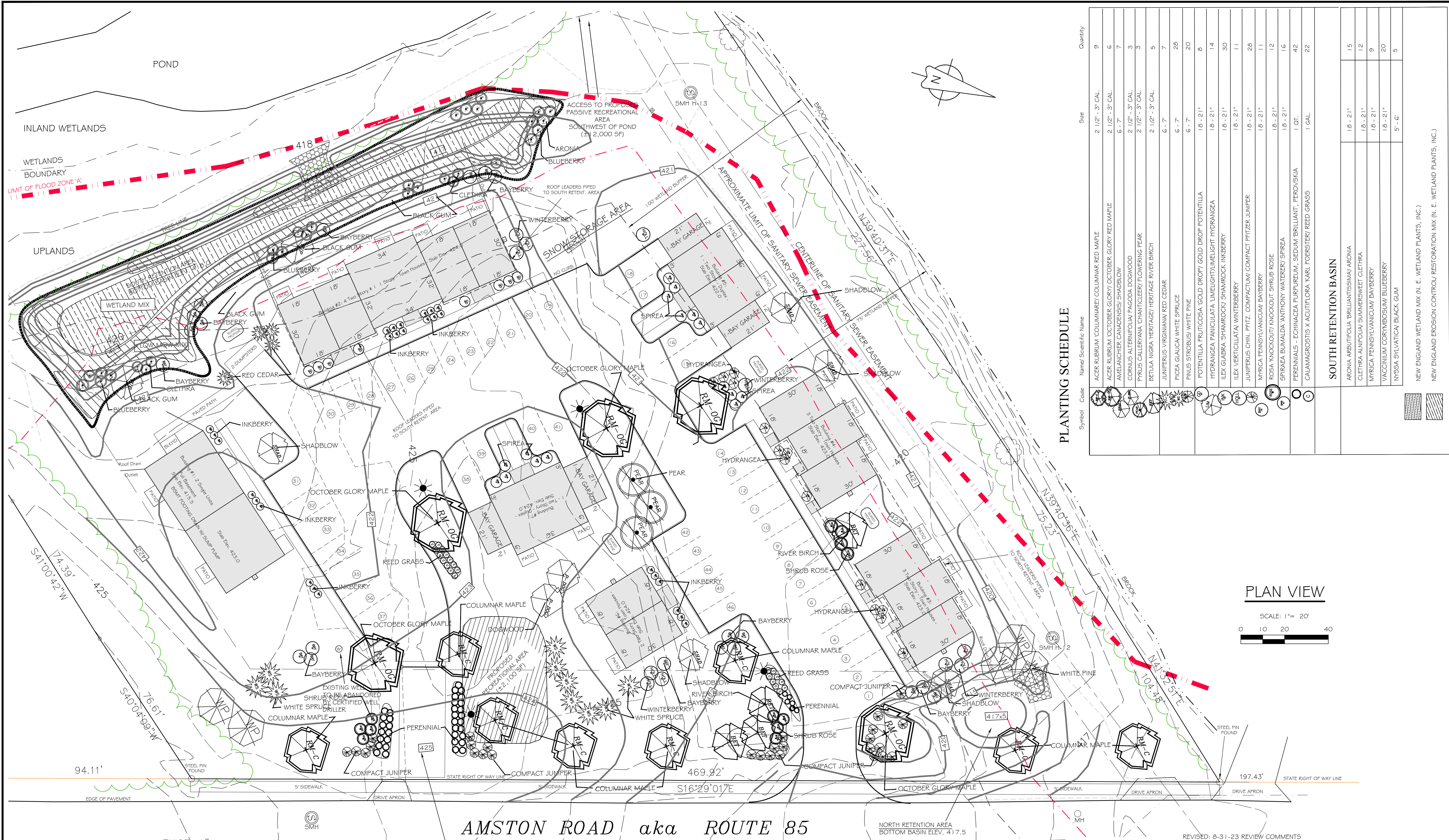
SITE UTILITY PLAN

AMSTON ROAD APARTMENTS
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT

DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE 1"=20'
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC		PROJ. NO. 11036.00
68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419		SHEET NO. 4 OF 11

To my knowledge and belief, this map is substantially correct as noted hereon.

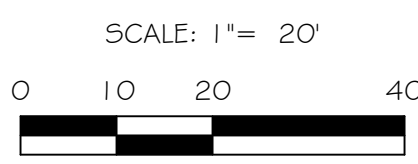
Mark A. Reynolds, P.E. CT LIC. # 19789
Certification is not valid without live signature and embossed (impression) type seal.



PLANTING SCHEDULE

Symbol	Code	Name/ Scientific Name	Size	Quantity
		ACER RUBRUM 'COLUMNARE'/ COLUMNAR RED MAPLE	2 1/2" - 3" CAL.	9
		ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	6
		AMELANCHIER CANADENSIS/ SHADBLow	6 - 7'	7
		CORNUS ALTERNIFOLIA/ PACODA DOGWOOD	2 1/2" - 3" CAL.	3
		PRUNUS CALLERYANA 'CHANTICLEER'/ FLOWERING PEAR	2 1/2" - 3" CAL.	3
		BETULA NIGRA 'HERITAGE'/ HERITAGE RIVER BIRCH	2 1/2" - 3" CAL.	5
		JUNIPERUS VIRGINIANA/ RED CEDAR	6 - 7'	7
		PICEA GLAUCA/ WHITE SPRUCE	6 - 7'	28
		PINUS STROBUS/ WHITE PINE	6 - 7'	20
		POTENTILLA FRUTICOSA 'GOLD DROP'/ GOLD DROP POTENTILLA	18 - 21"	6
		HYDRANGEA PANICULATA 'LIMELIGHT'/ LIMELIGHT HYDRANGEA	18 - 21"	14
		ILEX GLABRA 'SHAMROCK'/ SHAMROCK INKBERRY	18 - 21"	30
		ILEX VERTICILLATA/ WINTERBERRY	18 - 21"	11
		JUNIPERUS CHIN. 'PFTZ./ COMPACTUM/ COMPACT PFTZER JUNIPER	18 - 21"	28
		MYRICA PENNSYLVANICA/ BAYBERRY	18 - 21"	11
		ROSA KNOCKOUT/ KNOCKOUT SHRUB ROSE	18 - 21"	12
		SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA	18 - 21"	16
		PERENNIALS - ECHINACEA/PURPUREUM, SEDUM 'BRILLIANT', PEROVSKIA	1 QT.	42
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'/ REED GRASS	1 GAL.	22
SOUTH RETENTION BASIN				
		ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'/ ARONIA	18 - 21"	15
		CLETHRA ALNIFOLIA/ SUMMERSWEET CLETHRA	18 - 21"	12
		MYRICA PENNSYLVANICA/ BAYBERRY	18 - 21"	9
		VACCINIUM CORYMBOSUM/ BLUEBERRY	18 - 21"	20
		NYSSA SYLVATICA/ BLACK GUM	5' - 6'	5

PLAN VIEW



AMSTON ROAD aka ROUTE 85

I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.

Mark Sullivan
Professional Soil Scientist
Certification is not valid without live signature

To my knowledge and belief, this map is substantially correct as noted hereon.

Robert Hellstrom, L.S. CT LIC. # 13626
Certification is not valid without live signature and embossed (impression) type seal.

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC. # 19789
Certification is not valid without live signature and embossed (impression) type seal.

REVISED: 8-31-23 REVIEW COMMENTS

LANDSCAPING PLAN

AMSTON ROAD APARTMENTS
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT

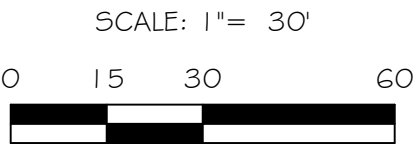
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS 369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	SCALE 1"=20'
DRAWN MAR		DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC		PROJ. NO. 11036.00
68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419		SHEET NO. 5 OF 11

LEGEND:

- CONCRETE MONUMENT
- ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊙ SEWER MANHOLE
- ⊙ EXISTING UTILITY POLE
- BUILDING SETBACK LINE
- - - SILT FENCE
- - - 5/5' EXISTING CONTOURS
- - - 5/5' PROPOSED CONTOURS



PLAN VIEW



EROSION AND SEDIMENTATION CONTROL REPORT:
 SITE DEVELOPMENT PLAN
 ZONING DISTRICT-SUBURBAN
 RESPONSIBILITY PARTY:
 STEPHEN FEDUS
 369 EAST SHORE DRIVE, COLCHESTER, CT 06415

REFERENCE IS MADE TO:
 1. CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, 2002.
 2. SOIL SURVEY OF NEW LONDON COUNTY, CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT:
 PROPOSED DEVELOPMENT WILL ALLOW FOR THE CONSTRUCTION OF 14 APARTMENTS.

SOILS:
 THE SITE IS COMPOSED OF THE FOLLOWING SOIL TYPES:
 AGAWAM
 FINE SANDY LOAM
 3-8% SLOPES

DEVELOPMENT SCHEDULE:
 IT IS ANTICIPATED THAT GRADING AND CONSTRUCTION ACTIVITIES WILL BEGIN FALL 2021.

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES.
 2. CLEAR AND GRUB PROPOSED SITE AREA, STOCKPILE TOPSOIL.
 3. COMPLETE ROUGH GRADING, INSTALL UTILITIES AND DRAINAGE.
 4. BEGIN BUILDING CONSTRUCTION.
 5. INSTALL PAVEMENT AND CURBING.
 6. LOAM, SEED AND MULCH SIDE SLOPES AND DISTURBED AREAS.
 7. REMOVE EROSION AND SEDIMENT CONTROL.

I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES
 (SEE II. & III. FOR SPECIFIED CONSTRUCTION MEASURES)

ALL CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, 2002.

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BUILDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY "REASONABLE" EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF SITE CONSTRUCTION BIWEEKLY INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES WILL OCCUR AND REPORTS FILED WITH THE CITY'S AGENT.

WATER GENERATED DURING CONSTRUCTION IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED. FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE NOT ONLY INTAILS DEMARCATING SITE DISTURBANCE LIMITS, BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT REV OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE. THE BINDING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF BY THE USE OF NATURAL AND PHYSICAL "BINDERS" (MULCHES AND FABRICS) MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY'S AGENT.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TURBID SURFACE RUNOFF SHALL BE CONTAINED BY SILT FENCE. TEMPORARY SEDIMENT BARRIERS SHALL BE CREATED BY PLACING ENGINEERING FABRIC DOWN GRADIENT OF SOIL EXPOSURE DURING ACTIVITIES. THIS FLOW WILL BE DISPERSED OVER A WIDE AREA AND FILTERED BY THE FABRIC. THE FENCE SHALL FOLLOW THE EXISTING CONTOURS WITH THE ENDS OF THE FENCE TURNED UPHILL TO PREVENT END CUTTING. FILTER FABRIC USED AS SILT FENCE, AND NOT PLACED ON CONTOUR SHOULD HAVE "WINGS" AT INTERVALS OF NO GREATER THAN 100 FEET TO INTERRUPT FLOWS PARALLEL TO THE FENCE.

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE BI-WEEKLY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF ANIONIC OR CATIONIC ASPHALT EMULSIONS, LATEX EMULSION OR RESIN IN WATER. FOR APPLICATION RATES AND DILUTION REQUIREMENTS, REFER TO MANUFACTURERS' GUIDELINES. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE EXCLUSIVELY USED.

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OF THE SITE, COARSE STONE TRACKING PADS AND IMMEDIATE CONSTRUCTION OF GRAVEL SUBBASE FOR ROADWAYS WILL MINIMIZE ANY OFF-SITE TRACKING. ACCUMULATED DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

BEFORE AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER OR ENVIRONMENTAL SUPERVISOR. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED AT THAT TIME. THERE WILL BE 150 FT. OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

ALL STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE AND FUELING SHALL BE OUTSIDE OF THE UPLAND REVIW AREA.

II. CONSTRUCTION SEQUENCE AND DETAILED EROSION CONTROL MEASURES
 (SEE SITE PLAN SHEET 3 OF 6)

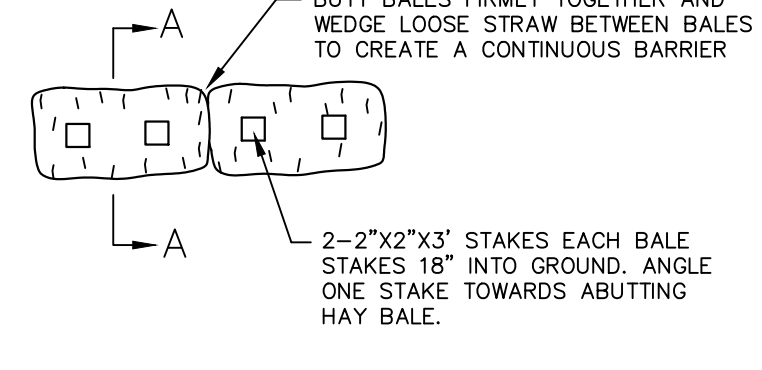
- A REGISTERED LAND SURVEYOR SHALL FIELD STAKE THE CENTER LINE OF THE NEW ACCESS ROAD.
- UPON COMPLETION OF THE FIELD STAKING, EXISTING TREES WHICH ARE TO BE SAVED ARE TO BE FLAGGED AND PROTECTED. ALL REMAINING VEGETATION INCLUDING OVERHANGING LIMBS FROM TREES TO BE SAVED SHALL BE CHIPPED AND SUCH CHIPS STORED IN NON-GRADED AREAS ALONG THE RIGHT OF WAY FOR FUTURE USE AS MULCH. CORD WOOD AND/OR TIMBER FROM APPROPRIATE CLEARED AREAS SHALL BE REMOVED FROM THE SITE. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE PRIOR TO ANY SITE DISTURBANCE.
- STUMPING SHALL COMMENCE ALONG THE PROPOSED ACCESS ROAD WITHIN AREAS STAKED BY THE SURVEYOR AND CLEARED IN TASK 2 ABOVE. LOAM SHALL BE STRIPPED FROM THE CLEARED AREA. STOCKPILED JUST OUTSIDE THE ROAD GRADING LIMITS AT INTERVALS NOT EXCEEDING 300 FEET, AND RINGED WITH HAY BALES ON THE DOWN GRADIENT SIDE OF THE STOCKPILE UPON STRIPPING THE BALANCE OF THE ROADWAY. THIS ANTI-TRACKING PAD SHALL BE MAINTAINED AND REPLACED AS NECESSARY WHEN NO LONGER EFFECTIVE IN PREVENTING TRACKING OF MATERIALS OFF SITE. STUMPS SHALL BE DISPOSED OF OFF SITE.
- THE ACCESS DRIVEWAYS SHALL BE BROUGHT TO ROUGH GRADE AND SILT FENCE CHECK DAMS SHALL BE PLACED IN THE GUTTERS OF THE CROWNED PAVEMENT AT 100 INTERVALS (MAXIMUM), AS SHOWN UPON THE PLAN, OR MORE FREQUENTLY AS REQUIRED AND DIRECTED BY THE ENGINEER.
- ROADWAY SHOULDERS IN BOTH CUT AND FILL AREAS SHALL BE FINE GRADED IN ACCORDANCE WITH THE GENERAL NOTES.
- UNDERGROUND UTILITIES (WATER, SEWER, TELEPHONE, ELECTRIC AND CABLE) SHALL BE INSTALLED NEXT WITH INDIVIDUAL UNIT SERVICES IMMEDIATELY FOLLOWING INSTALLATION OF THE UTILITIES THE ROADBED SHALL BE BROUGHT TO SUBBASE GRADE WITH A DEFINITE CROWN.
- FOLLOWED BY THE PLACEMENT OF THE PROCESS GRAVEL BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CONCRETE UP CURBING THE SHOULDERS OF THE ROADWAY BETWEEN THE BACK OF CURB AND THE STREET LINE SHALL BE FINE GRADED, LOAM AND SEED, AS SPECIFIED UNDER "III. GENERAL NOTES".

III. DEVELOPMENT

- THE FOLLOWING PROCEDURES SHALL APPLY TO INDIVIDUAL STRUCTURES BEING DEVELOPED.
- THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 25-35 BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
 - TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS (i.e. HAY BALES AND/OR FABRIC FENCES).
 - ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHALL BE CONFINED TO THE AREA OF DISTURBANCE, SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS.
 - ONCE THE PROPOSED STRUCTURE IS ENCLOSED, ALL EFFORTS SHALL BE MADE TO COMPLETE ON SITE IMPROVEMENTS THERE AFTER ALL RAW SOIL AREAS SURROUNDING THE SITES SHALL BE FINE GRADED AND MULCHED.

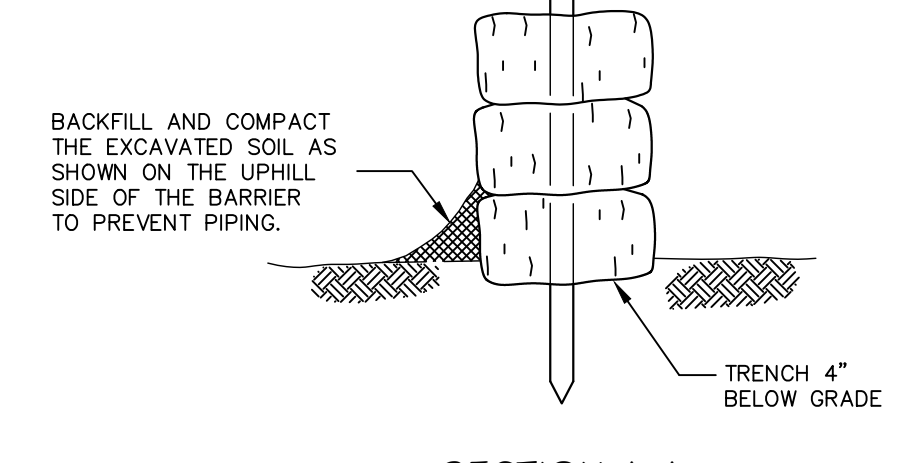
IV. GENERAL NOTES

- SEED BED PREPARATION**
 FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2-INCH IN DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS. PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT THE RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 SQUARE FEET. WORK LINE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4 INCHES WITH A WISK, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.
- SEED APPLICATION**
 APPLY GRASS SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING. LIGHTLY DRAG OR ROLL THE SEEDING SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1, OR BETWEEN AUGUST 15 AND OCTOBER 15. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SUCH TIMES AS SEEDING CAN TAKE PLACE. THE TYPE OF SEED MIXTURE SHALL BE DETERMINED FROM FIGURES G-2 AND G-3 OF THE "CONNECTICUT" GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- MULCHING**
 IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARROW SET STRAIGHT. MULCH MATERIAL SHOULD BE "SET" INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.
- DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF OWNER TO INSURE THE IMPLEMENTATION OF THIS EROSION AND SEDIMENT CONTROL PLAN. A BI-WEEKLY INSPECTION OF THE SITE SHALL BE PERFORMED TO INSURE COMPLIANCE WITH THIS SEDIMENT AND EROSION PLAN. A BI-WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE CITY'S AGENT. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PROPERTIES ENGAGED ON THE SITE OF REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE CITY'S AGENT OF ANY TRANSFERS OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF AND WHEN TITLE OF LAND IS TRANSFERRED.

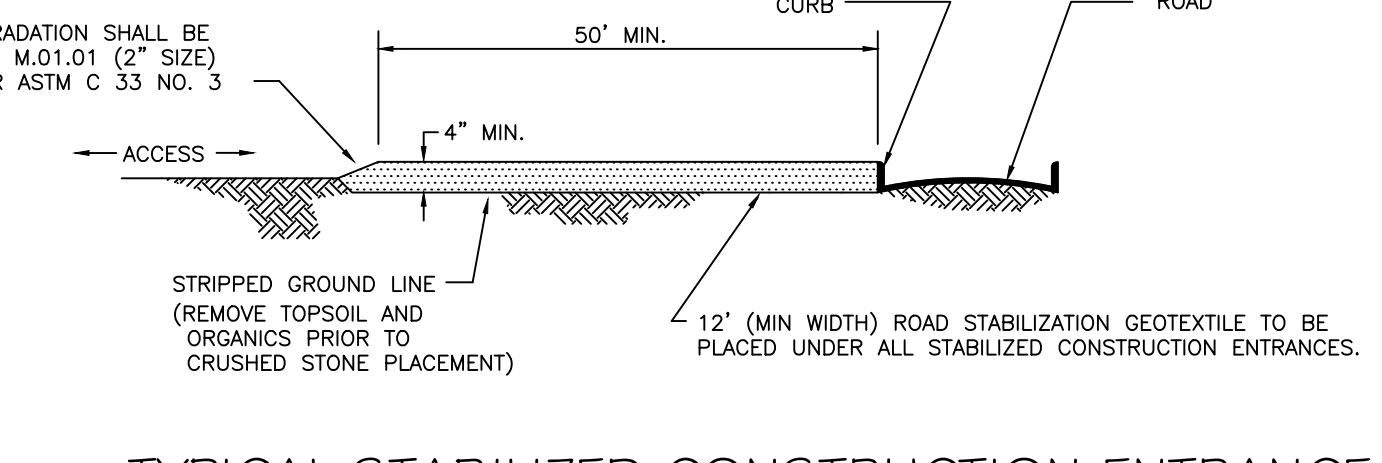


HAY BALE INSTALLATION
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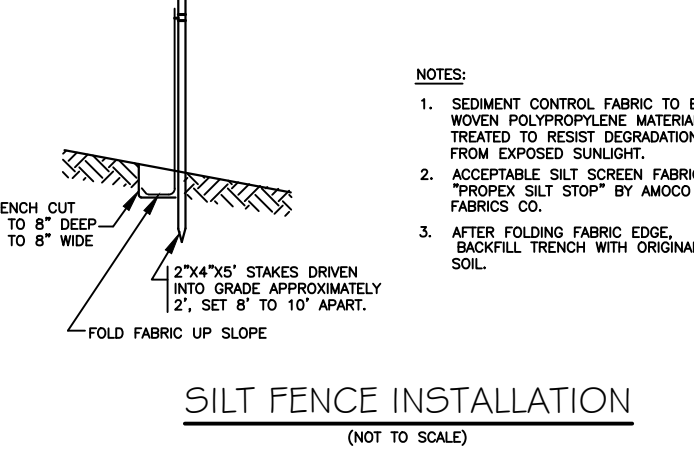
- NOTES:**
- USE WATERPROOF BINDING WIRE OR TWINE.
 - STORE ALL HAYBALES UNDER VINYL OR CANVAS COVERING.
 - USE OF BROKEN OR UNTIED BALES IS NOT PERMITTED.
 - LAYOUT HAYBALE BARRIERS AS PER SITE PLAN AND AS MODIFIED BY FIELD INVESTIGATION. INTENT IS TO SLOW SURFACE WATER FLOWS AND TO PERMIT SILT TO SETTLE. PERIODIC REMOVAL OF DEPOSITED SILT AND DEBRIS AND RESETTling OF BALES WILL BE NECESSARY. CHECK BEFORE & AFTER ALL STORMS.



SECTION A-A
 (NOT TO SCALE)



TYPICAL STABILIZED CONSTRUCTION ENTRANCE
 (NOT TO SCALE)



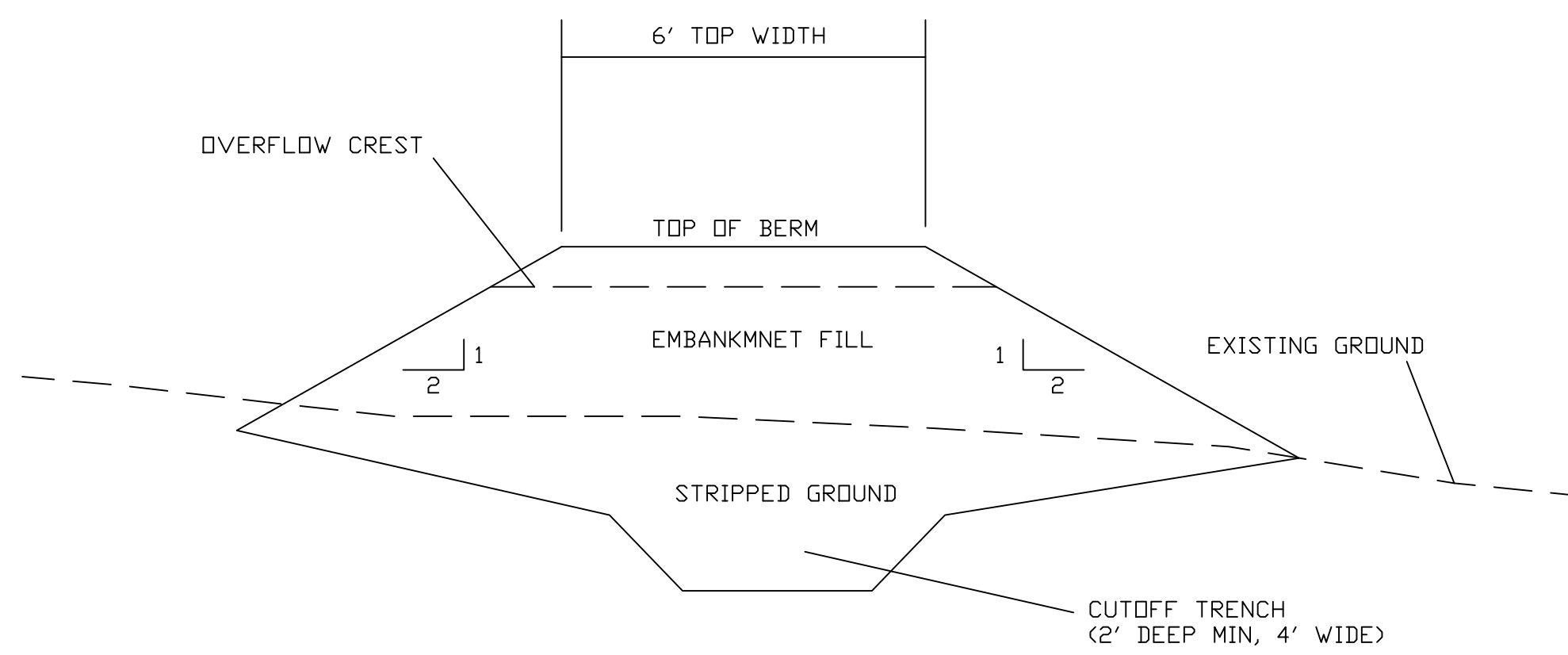
SILT FENCE INSTALLATION
 (NOT TO SCALE)

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC. # 19789
 Certification is not valid without live signature and embossed (impression) type seal.

REVISED: 8-31-23 REVIEW COMMENTS

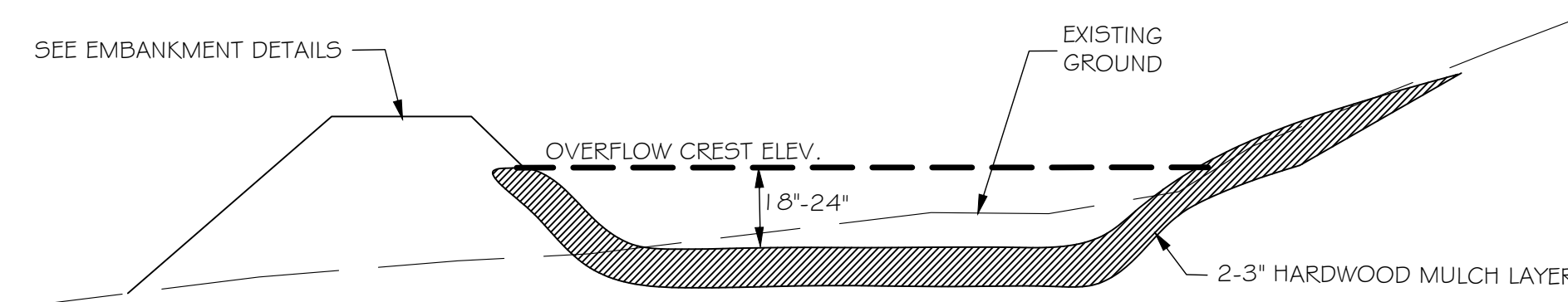
EROSION AND SEDIMENT CONTROL PLAN			
AMSTON ROAD APARTMENTS			
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT			
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE 1"=30'	DATE 7/9/21
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	PROJ. NO. 11036.00	SHEET NO. 6 OF 11
REYNOLDS ENGINEERING SERVICES, LLC 68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419			



EMBAKMENT CROSS SECTION FOR RETENTION AREA
(NOT TO SCALE)

NOTES:

1. THE FOUNDATION FOR THE EMBAKMENT SHALL BE STRIPPED TO REMOVE VEGETATION, ORGANIC SOILS AND UNSUITABLE SUB SOILS.
2. THE STRIPPED FOUNDATION SHALL BE SCARIFIED PARALLEL TO THE AXIS OF THE FILL.
3. THE EMBAKMENT FILL SHALL SUITABLE SILTY SANDS (USCS SM).
4. EMBAKMENT FILL SHALL CONTAIN NO STONE GRATER THAN 3" AND SHALL MEET THE FOLLOWING GRADATION:
 #4 SIEVE 75-90% PASSING BY WEIGHT
 #10 SIEVE 65-90% PASSING BY WEIGHT
 #40 SIEVE 50-85% PASSING BY WEIGHT
 #200 SIEVE 10-50% PASSING BY WEIGHT
5. PRIOR TO EMBAKMENT FILL PLACEMENT, REPRESENTATIVE SAMPLES OF THE PROPOSED BORROW MATERIAL SHALL BE TESTED BY A QUALIFIED SOIL TESTING LABORATORY TO DETERMINE THE OPTIMUM MOISTURE CONTENT AND MAXIMUM DENSITY.
6. THE EMBAKMENT FILL SHALL BE PLACED IN A MAXIMUM LIFT THICKNESS OF NINE INCHES.
7. DURING PLACEMENT OF THE EMBAKMENT FILL, THE MOISTURE CONTENT OF THE MATERIALS BEING PLACED SHALL BE MAINTAINED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
8. THE EMBAKMENT FILL SHALL BE COMPACTED AS NECESSARY TO A MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D 1557, MODIFIED PROCTOR.



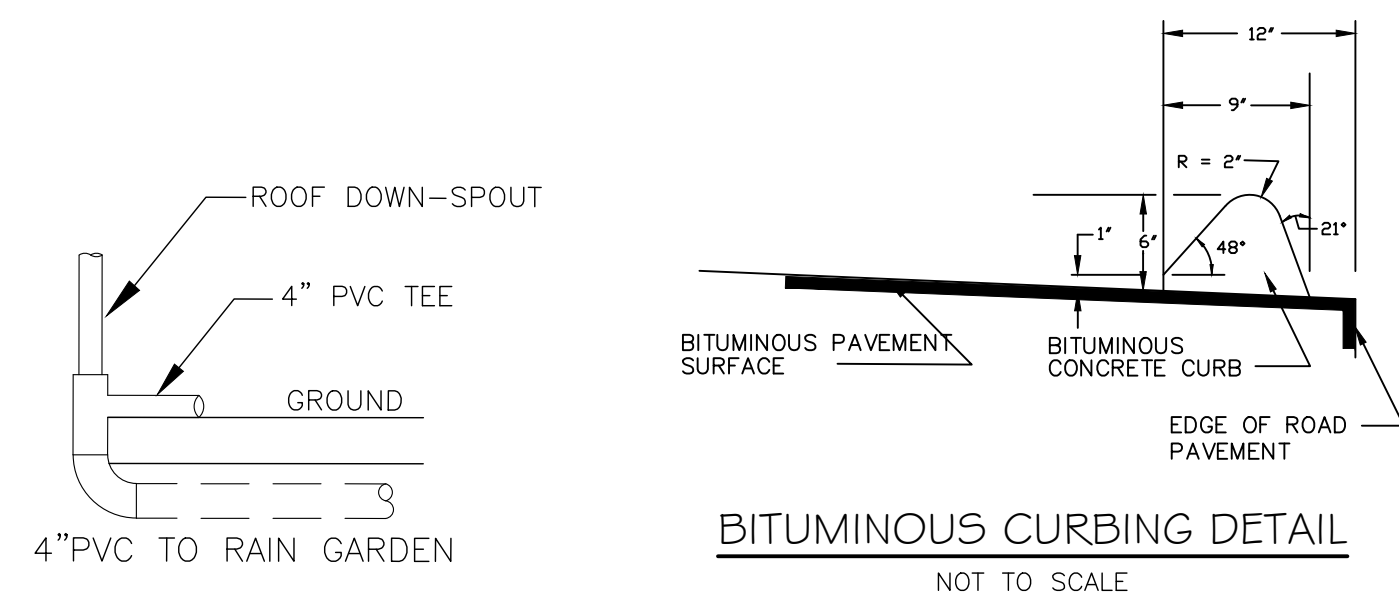
PLANTS SHOULD BE A VARIETY THAT CAN TOLERATE WET CONDITIONS, BUT ALSO VERY DRY CONDITIONS. SOME EXAMPLES ARE: SWAMP AZALEA, BLACK-EYED SUSAN, IRIS, NEW YORK ASTER, AND ROYAL FERN

RAIN GARDEN DETAIL - CROSS SECTION

(NOT TO SCALE)

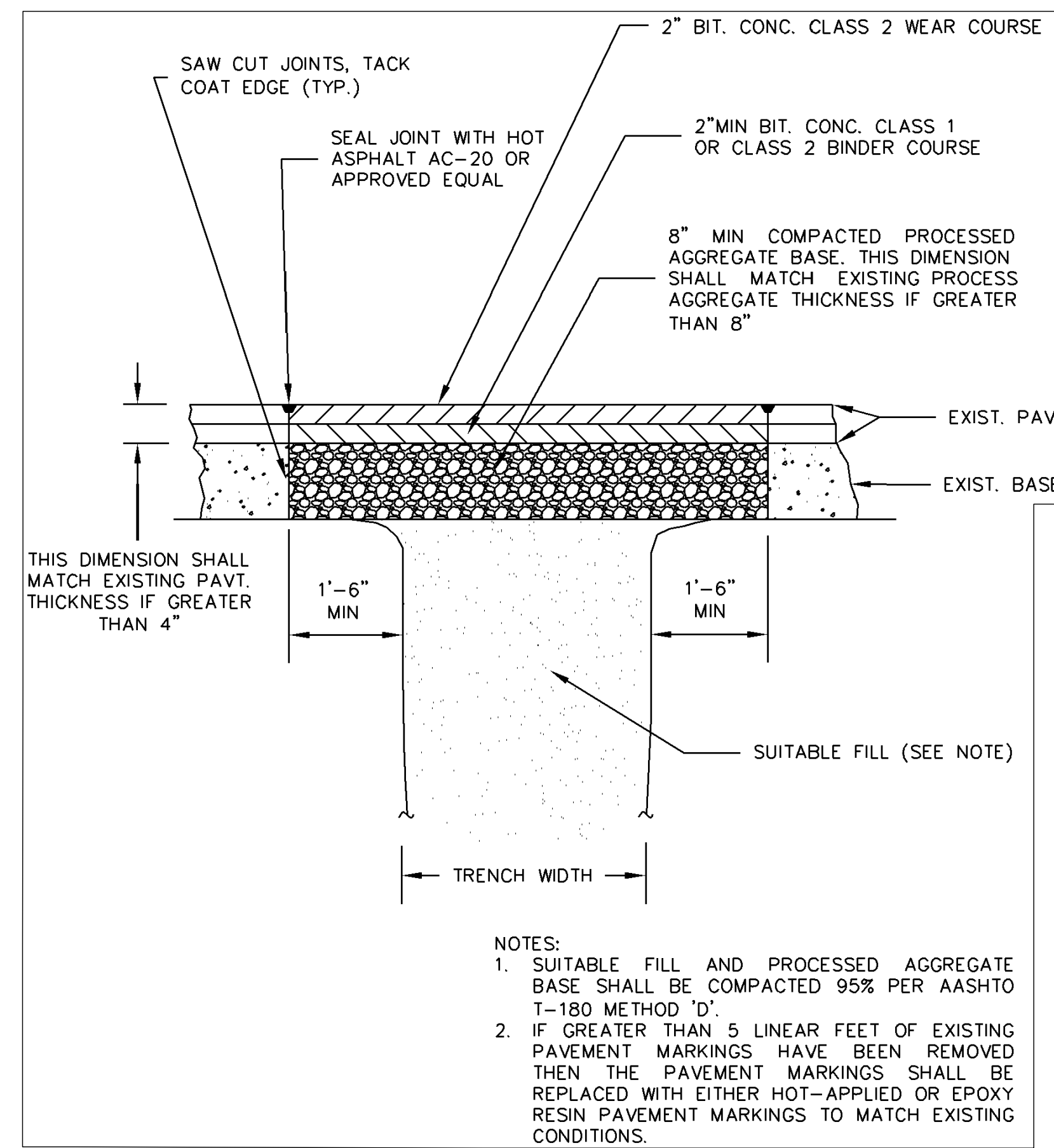
OPERATION AND MAINTENANCE PLAN - RETENTION AREA

1. THE LANDOWNER SHALL NOT REMOVE A RETENTION AREA, SEVER OR RE-ROUTE ANY DRAINAGE LINE LEADING TO THE RETENTION AREA OR TAKE ANY OTHER ACTION WHICH PREVENT SURFACE RUNOFF FROM REACHING THE RETENTION AREA AND FLOWING THROUGH IT AS DESIGNED.
2. ALL ROOF RUNOFF SHALL BE DIRECTED TO THE RETENTION AREA OR GROUND WATER RECHARGE AREA.
3. THE LANDOWNER SHALL ANNUALLY REMOVE SEDIMENT, LEAVES, LITTER, OR OTHER MATERIALS WHICH MAY HAVE ACCUMULATED IN THE RETENTION AREA IN ORDER TO MAINTAIN THE DESIGNATED STORAGE VOLUME.
4. ALL FUTURE MAINTENANCE MEASURES SHALL BE CONDUCTED OUTSIDE WETLAND AREAS AND IN CONFORMANCE WITH THE INTENT OF THIS PLAN.
5. ALL FUTURE MAINTENANCE OF THE RETENTION AREA SHALL BE THE RESPONSIBILITY OF THE OWNER OF 203 AMSTON ROAD.



BITUMINOUS CURBING DETAIL

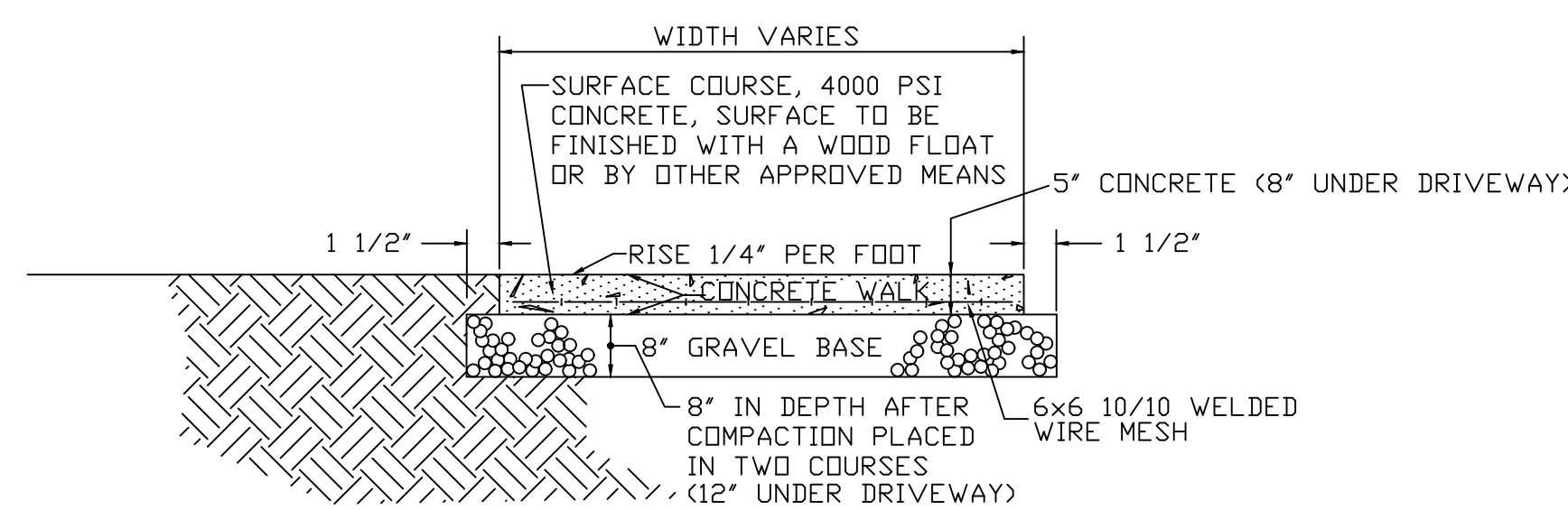
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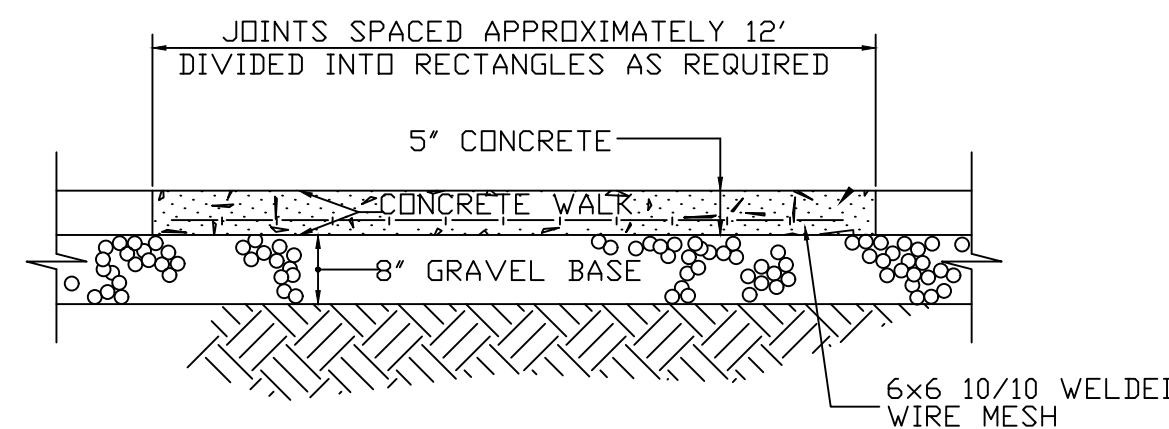
BITUMINOUS CONCRETE PAVEMENT REPAIRS

(NOT TO SCALE)

- NOTES:**
1. SUITABLE FILL AND PROCESSED AGGREGATE BASE SHALL BE COMPACTED 95% PER AASHTO T-180 METHOD 'D'.
 2. IF GREATER THAN 5 LINEAR FEET OF EXISTING PAVEMENT MARKINGS HAVE BEEN REMOVED THEN THE PAVEMENT MARKINGS SHALL BE REPLACED WITH EITHER HOT-APPLIED OR EPOXY RESIN PAVEMENT MARKINGS TO MATCH EXISTING CONDITIONS.



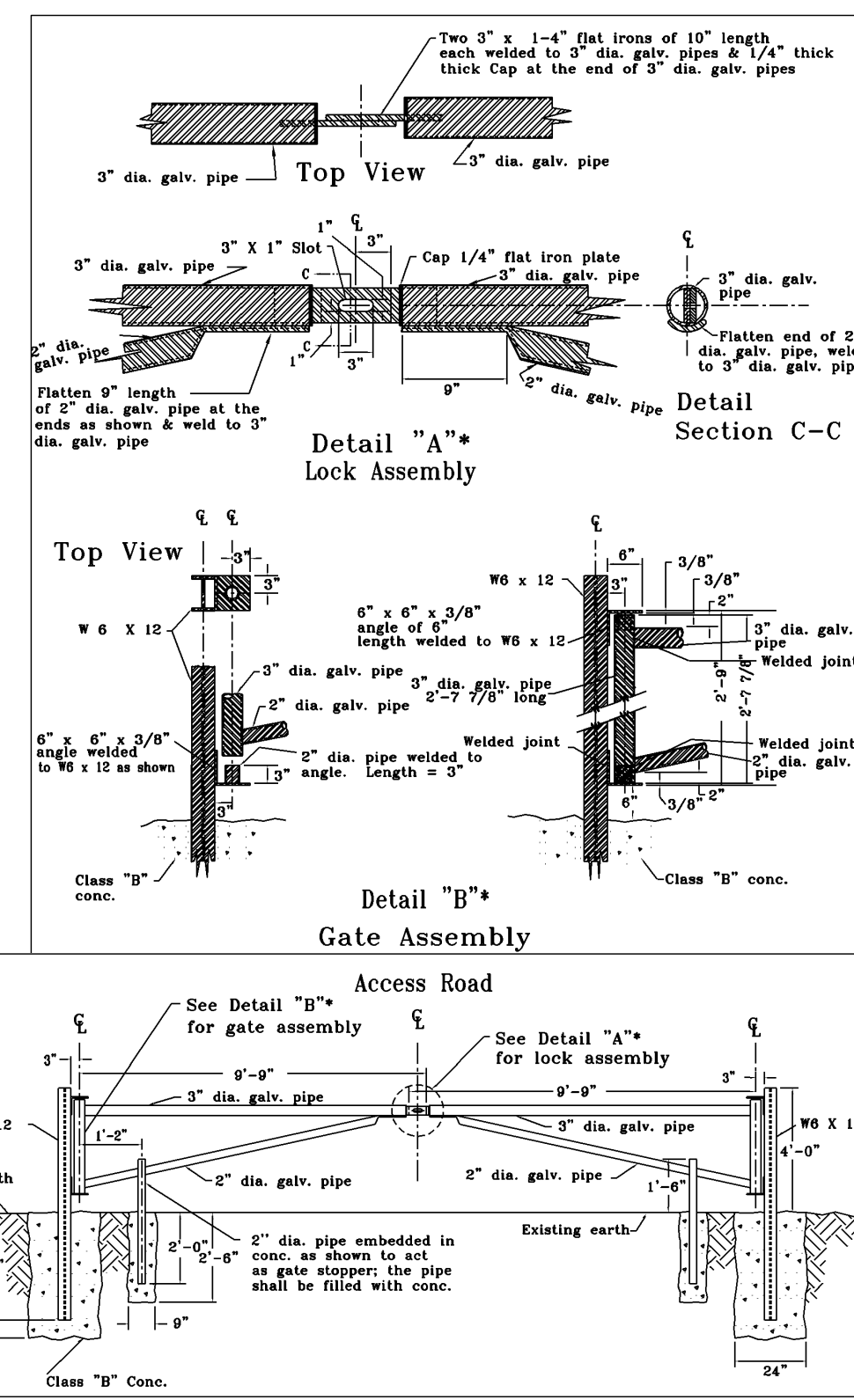
CROSS SECTION



LONGITUDINAL SECTION

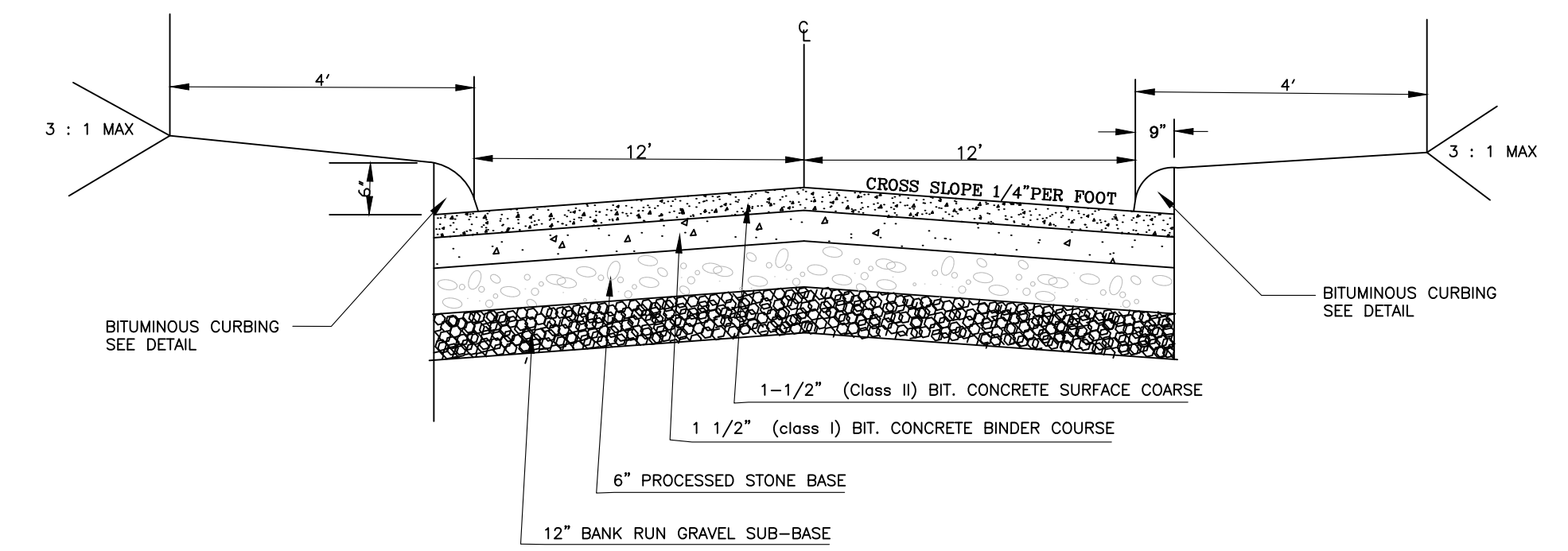
5" CONCRETE SIDEWALK

(NOT TO SCALE)



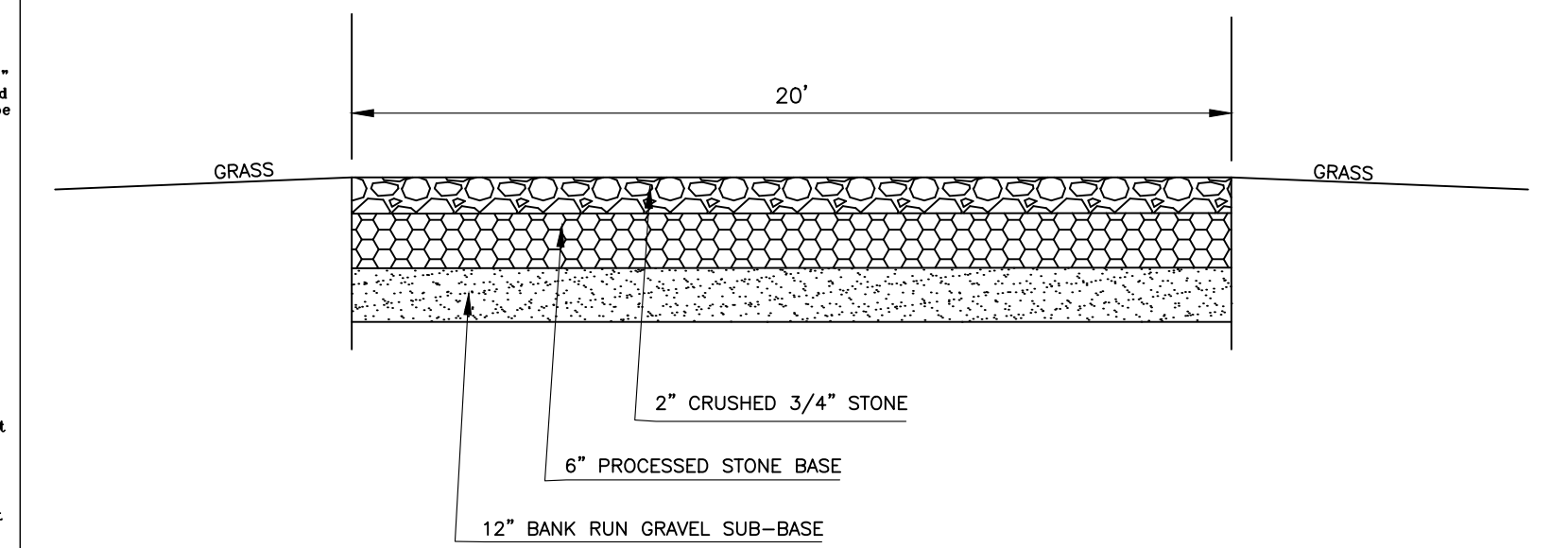
PROPOSED EMERGENCY ACCESS GATE

(NOT TO SCALE)



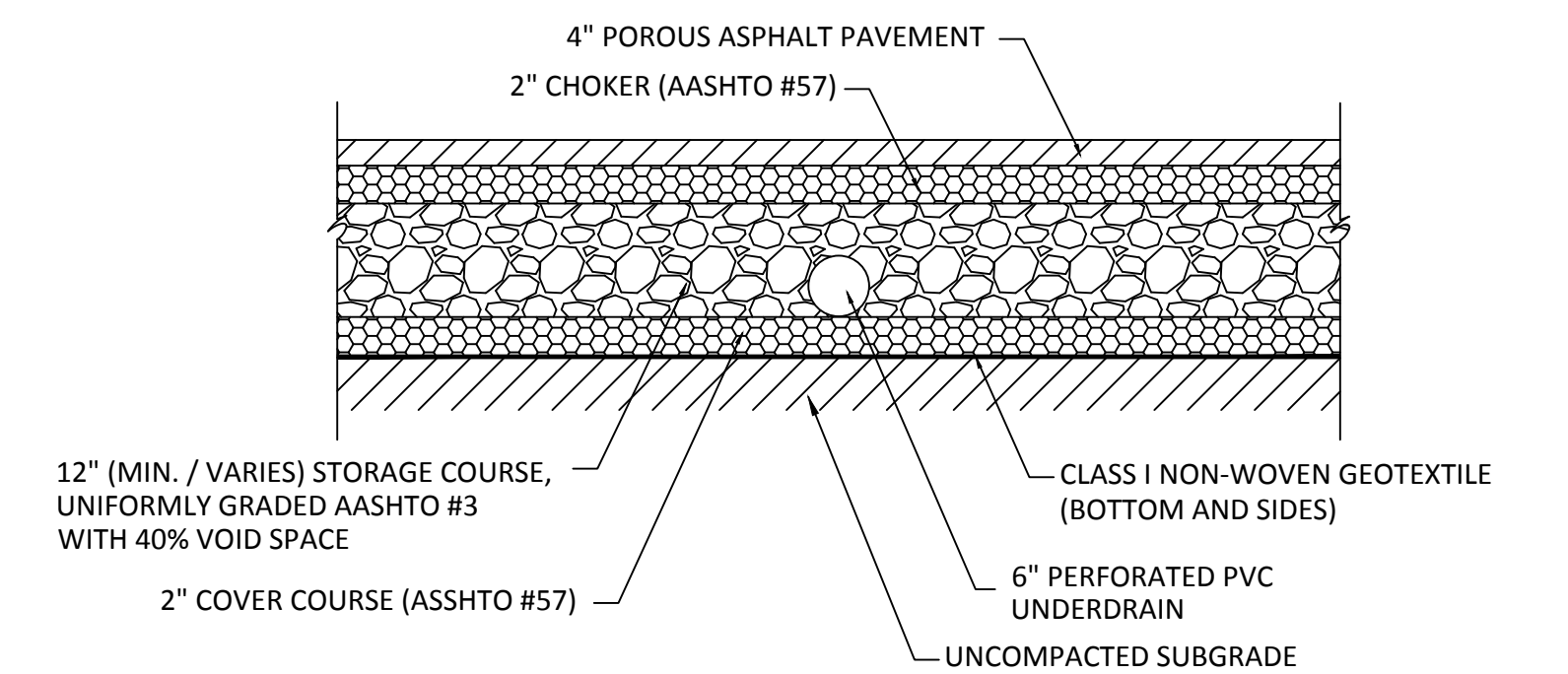
TYPICAL PAVEMENT CROSS SECTION (WITH CURB)

(NOT TO SCALE)



GRAVEL APRON FOR EMERGENCY ACCESS

(NOT TO SCALE)



POROUS ASPHALT PAVEMENT DETAIL

(NOT TO SCALE)

REVISED: 8-31-23 REVIEW COMMENTS

SITE DETAILS		
AMSTON ROAD APARTMENTS 203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE AS NOTED
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC		PROJ. NO. 11036.00
68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419		SHEET NO. 7 OF 11

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC. # 19789
Certification is not valid without live signature and embossed (impression) type seal.

PLANTING SPECIFICATIONS

- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT OWNER AND THE COMMISSION ON THE CITY PLAN.
- PLANTING MIXTURE FOR TREES AND SHRUBS:
 - PART DEHYDRATED COW MANURE OR COMPOSTED ORGANIC MATERIAL
 - PARTS PEAT MOSS
 - PARTS TOPSOIL
- FERTILIZER: TO BE COMPLETE PLANT FOOD WITH A GUARANTEED ANALYSIS OF 10-10-10 UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL CONTAIN 50% SLOW RELEASE NITROGEN AND 50% QUICK.
- ALL PLANT PITS MUST BE FREE DRAINING. BREAK UP THE BOTTOM OF THE HOLE BY FORK IF NECESSARY TO ENSURE PLANT HAS PROPER DRAINAGE.
- SET ALL PLANTS IN CENTER OF PLANT PITS, PLUMB AND STRAIGHT AND AS DETAILED ON THE DRAWING. ALL PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL PLANTING GRADE PRIOR TO DIGGING. TREES SHALL BE PLANTED WITH THE JUNCTION OF ROOTS AND STERN LEVEL WITH FINISHED GRADE.
- HANDLE BALLED AND BURLAPPED PLANTS FROM THE BALL ONLY. ONCE POSITIONED IN THE HOLES, REMOVE THE TOP 1/2 OF THE BURLAP FROM THE ROOT BALL WITHOUT DISTURBING THE ROOTS.
- FACE EACH PLANT TO GIVE THE BEST APPEARANCE.
- DO NOT STAKE THE TREES UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
- FILL PLANT PITS 2/3 THEIR DEPTH WITH PREPARED PLANTING MIXTURE, WATER THOROUGHLY AND ALLOW TO SETTLE. COMPLETE BACK-FILLING, WATER THOROUGHLY TO ELIMINATE ANY VOIDS AND AIR POKETS. PROVIDE ADDITIONAL BACK-FILL AS NECESSARY TO CONFORM TO REQUIRED ELEVATION AND AS DETAILED.

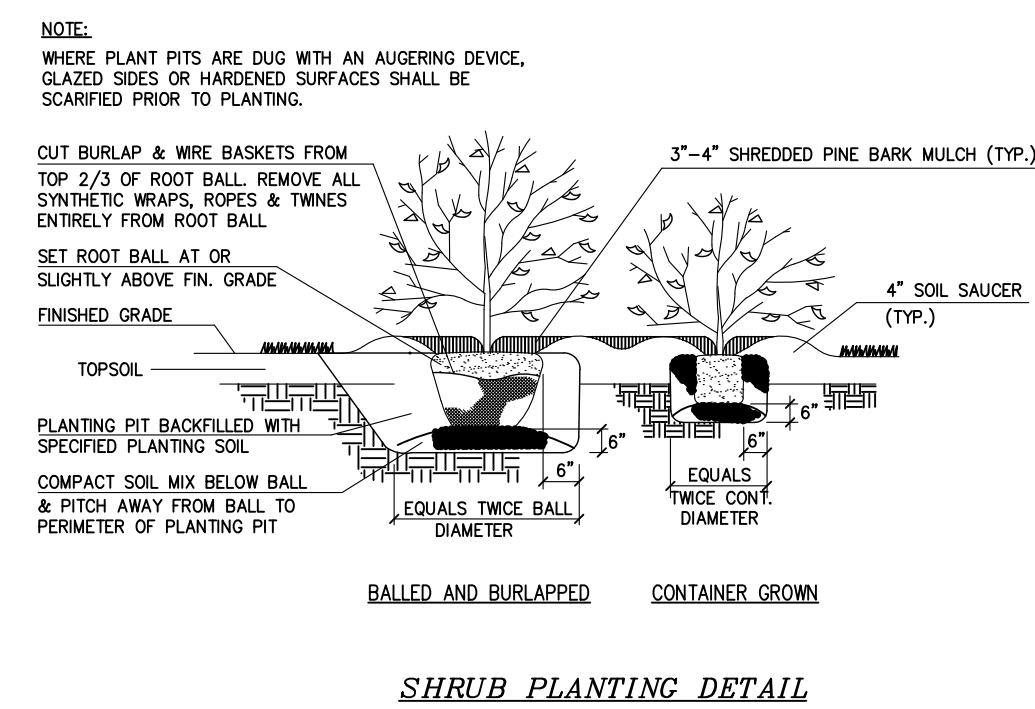
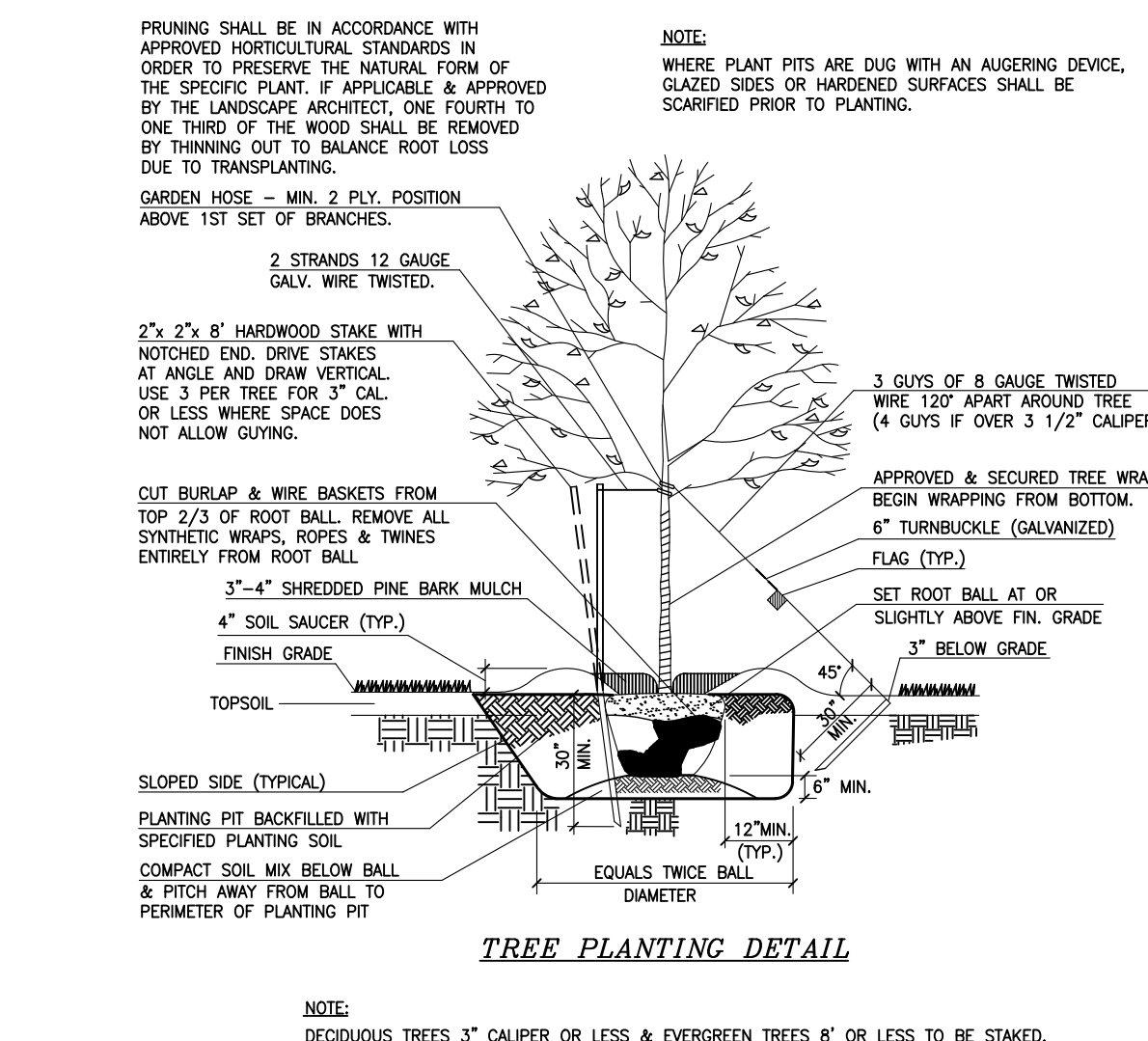
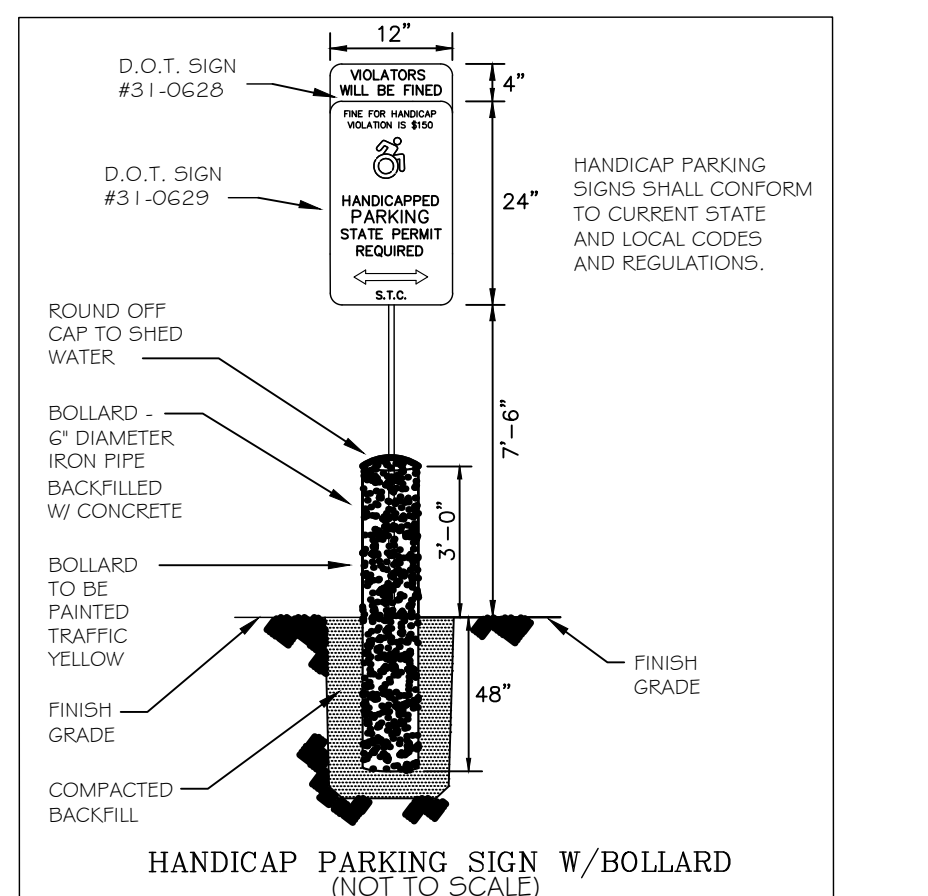
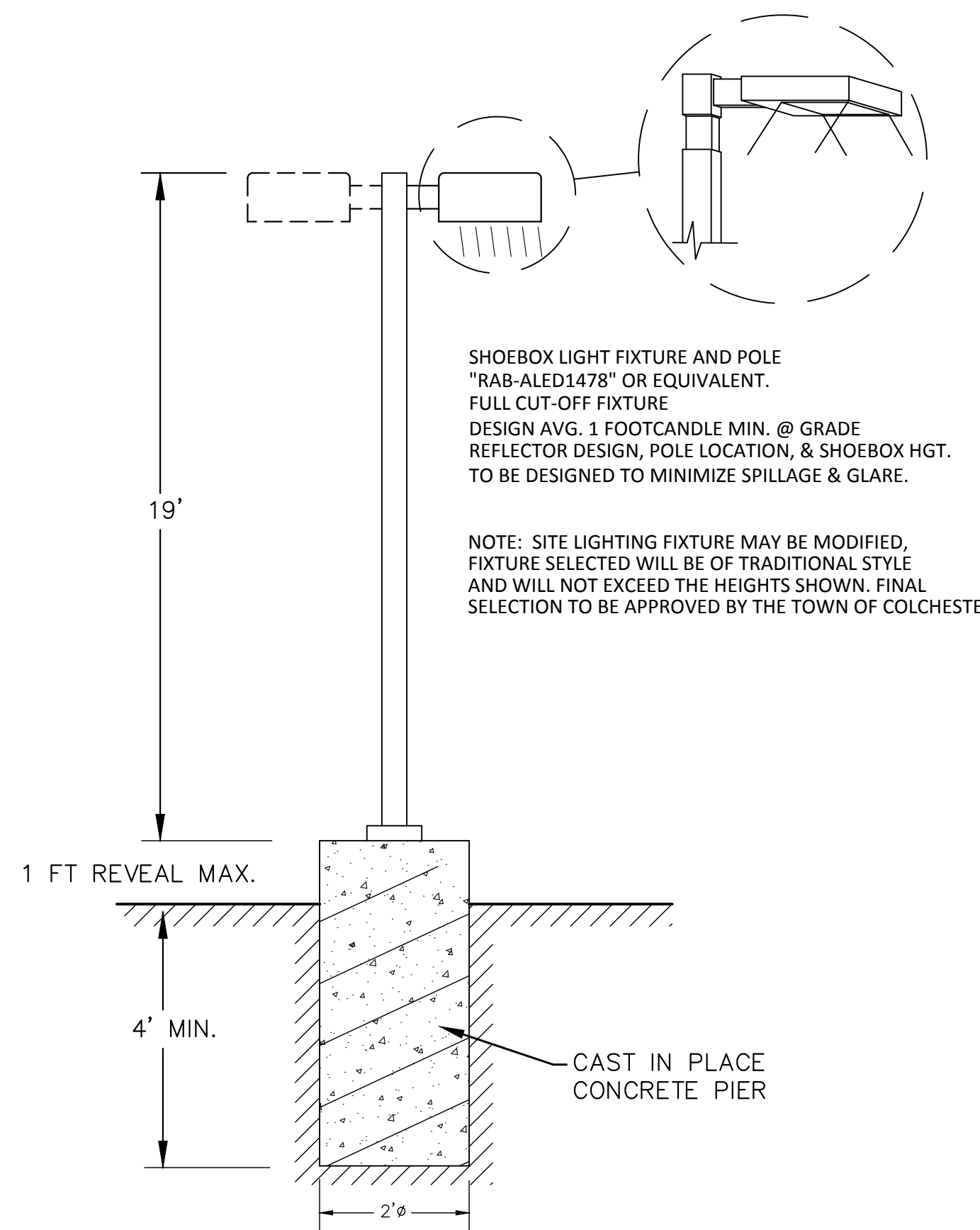
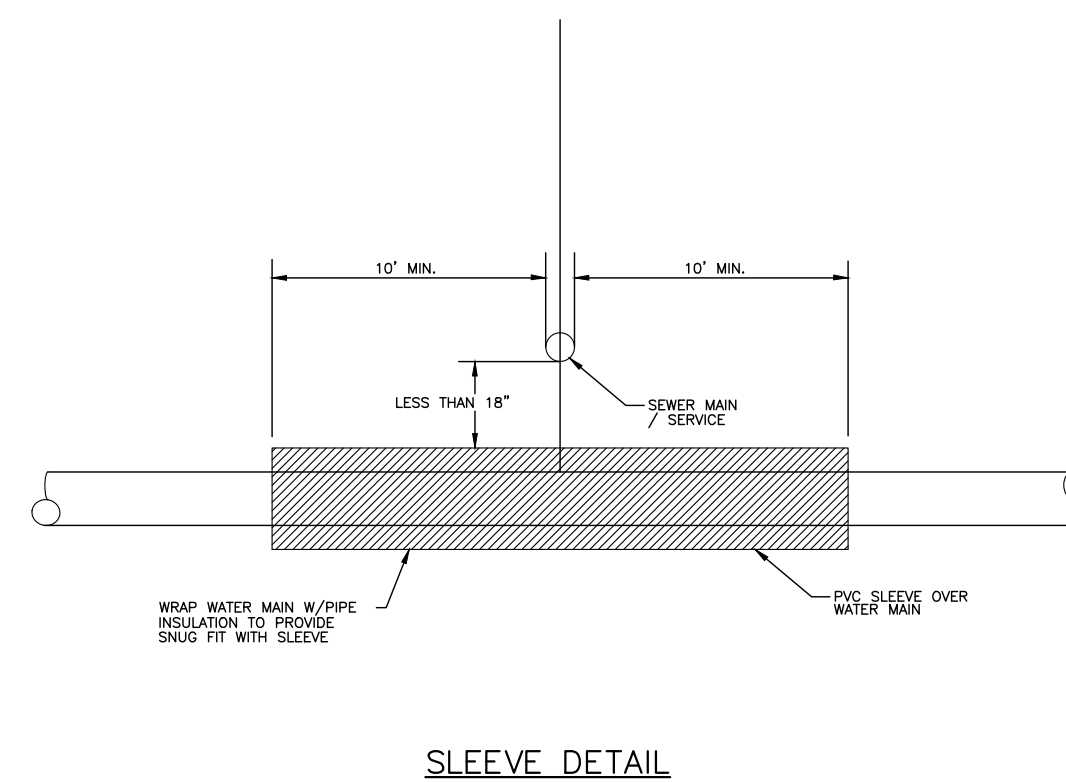
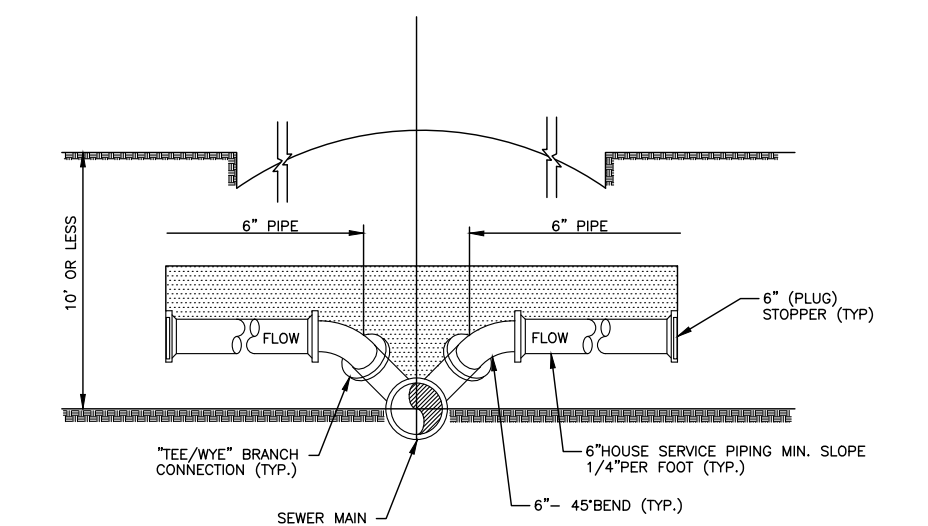
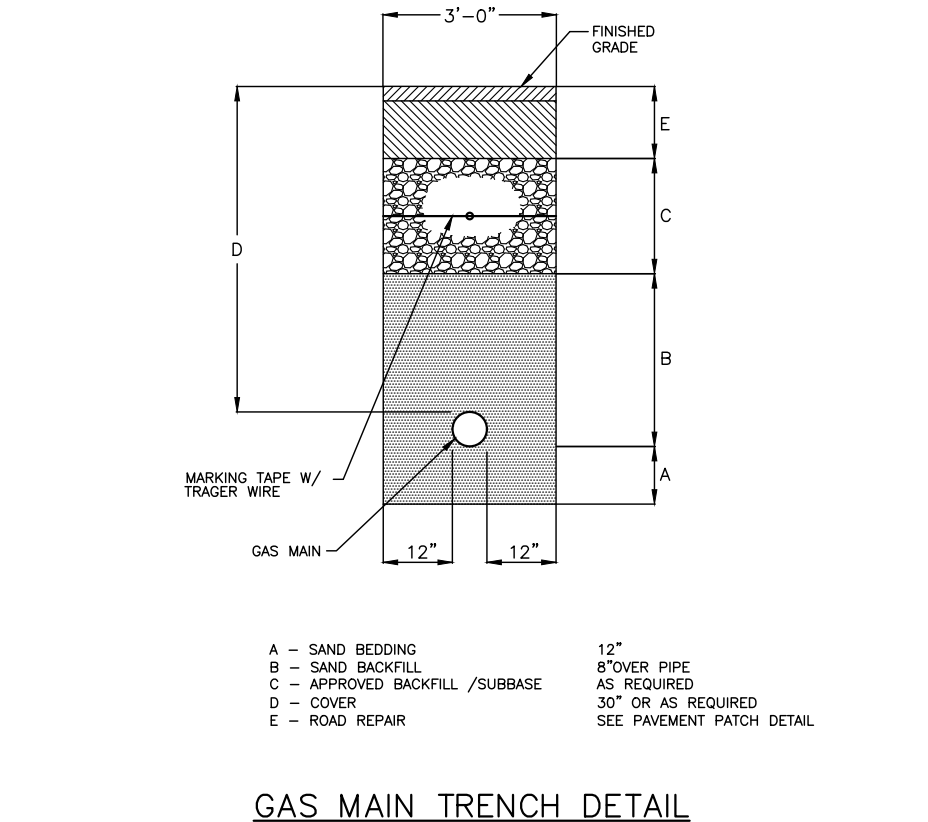
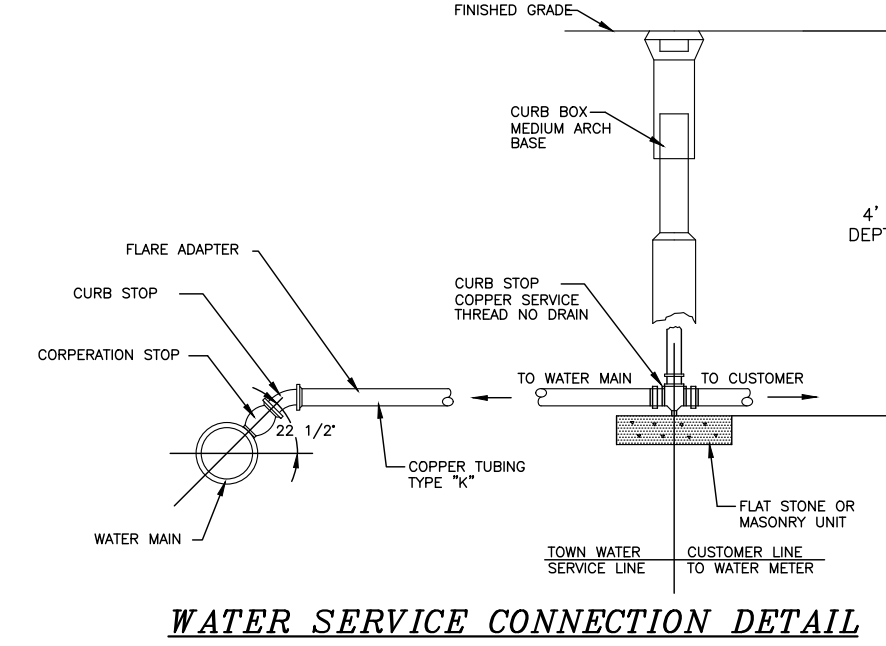
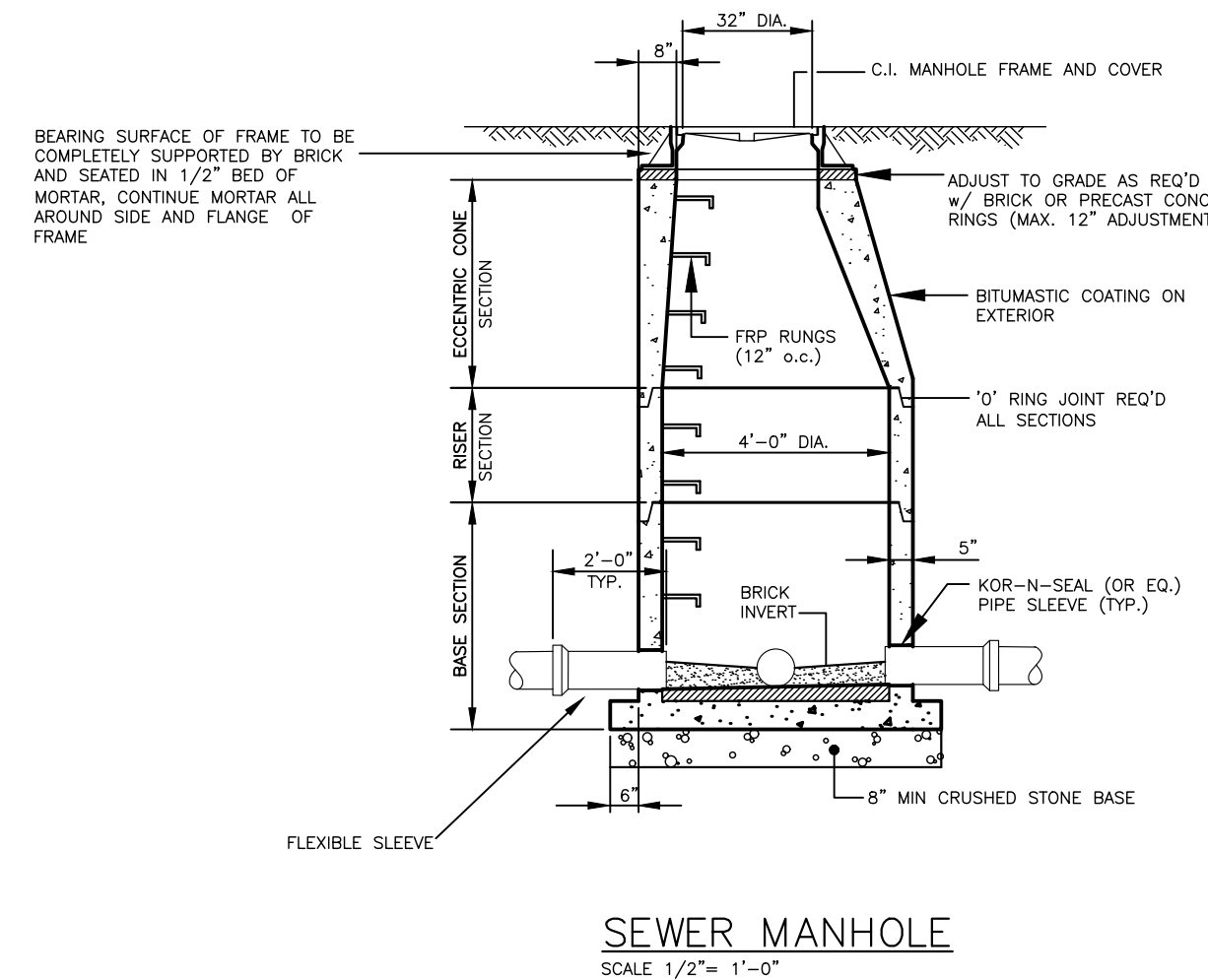
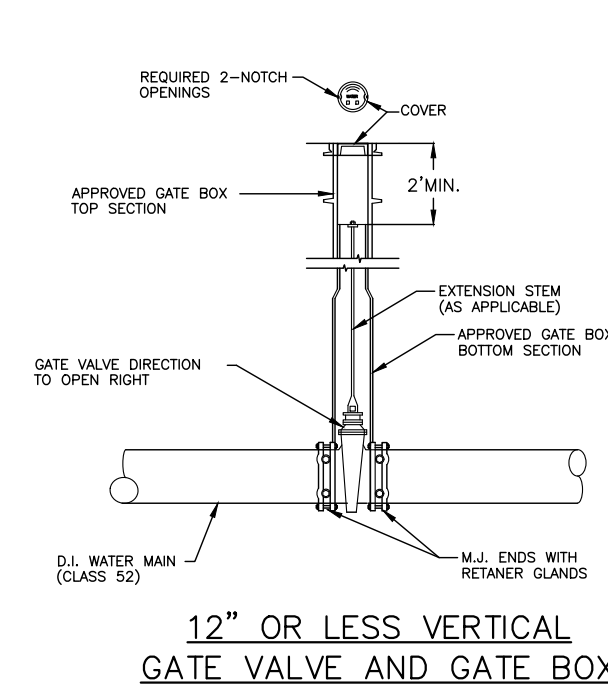
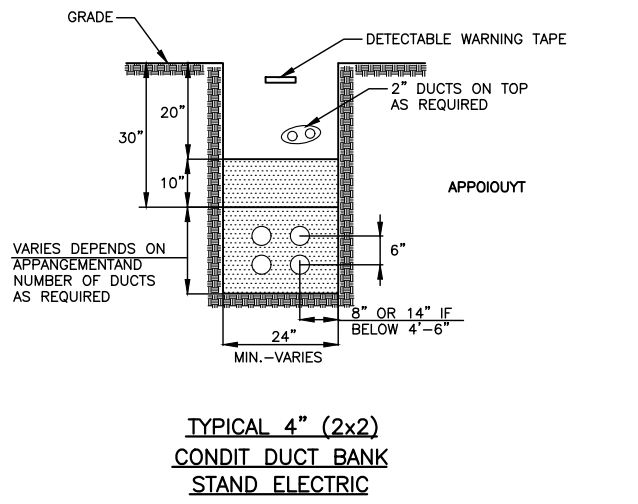
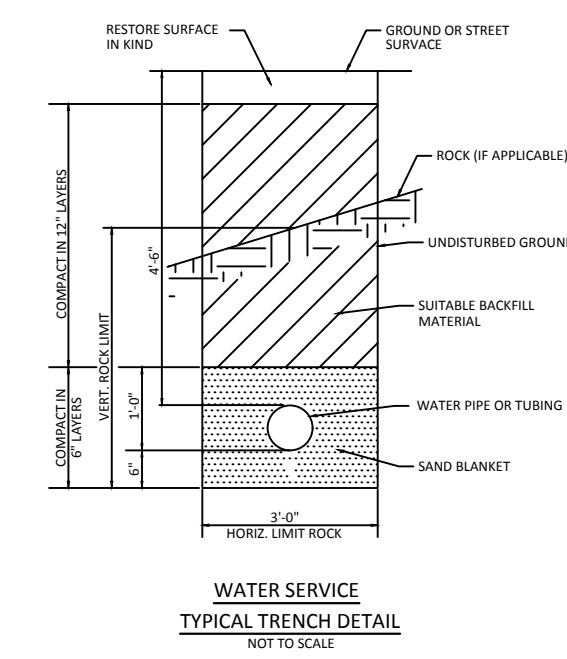
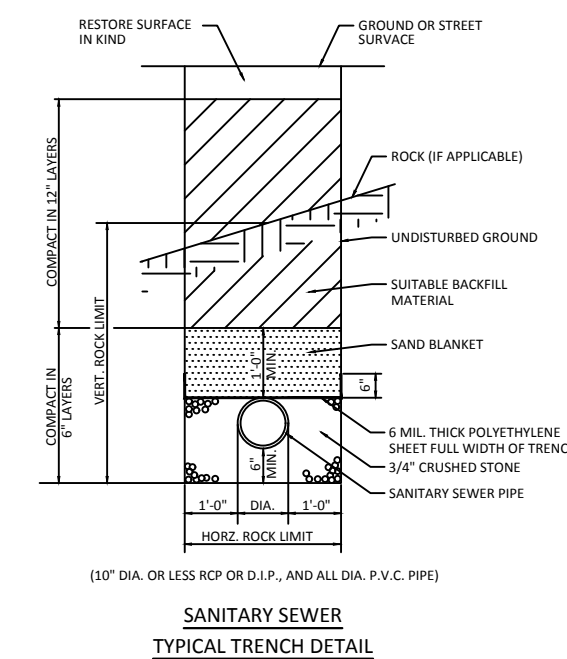
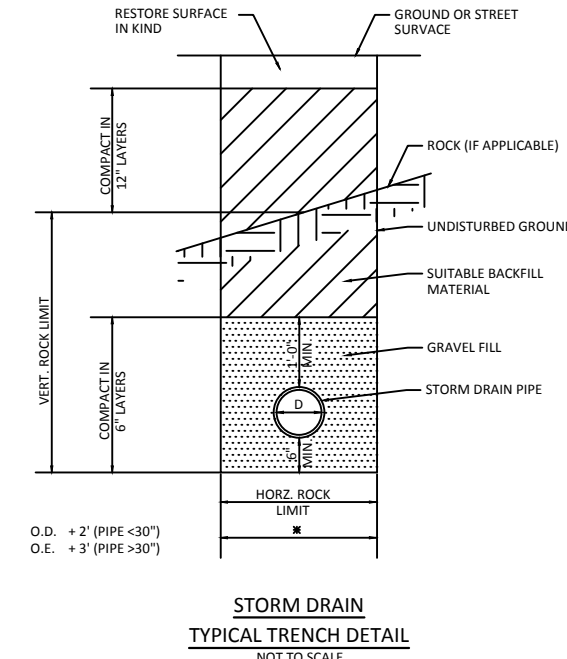
- FORM SAUCER AND INSTALL MULCH OVER ENTIRE PLANT PIT AND SAUCER AREA AS DETAILED.
- 3 INCHES SHREDDED HEMLOCK BARK MULCH OR EQUAL SHALL BE USED AROUND ALL TREES AND SHRUB PLANTINGS.
- ALL PLANTS AND TREES SHALL BE GUARANTEED FOR A PERIODS OF ONE FULL YEAR AFTER INSPECTION AND ACCEPTANCE BY THE OWNERS REPRESENTATIVE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIODS.

GROOMED LAWN & BUFFER STRIP SEED MIXTURE - (MIXTURE # 1)

SPECIES/VARIETY	LBS/1 000 SQ.FT.
KENTUCKY BLUEGRASS	MERIT 0.5
KENTUCKY BLUEGRASS	BARON 0.5
CHEWING FESCUE	SHADOW+E 0.8
CHEWING FESCUE	TIFFANY 0.8
CHEWING FESCUE	SOUTHPORT 1.0
PERENNIAL RYEGRASS	REPEL 0.4

GRASS, SWALE, OUTLET & IMPOUNDMENT AREA SEED MIXTURE - (MIXTURE # 2)

SPECIES/VARIETY	LBS/1 000 SQ.FT.
SMOOTH BROOMGRASS	SARATOGA 0.5
HARD FESCUE	RELIANT 0.7
TALL FESCUE	K-31 0.5
REDTOP	COMMON 0.1
BIRDSFOOT TREFOL	VIKING 0.1

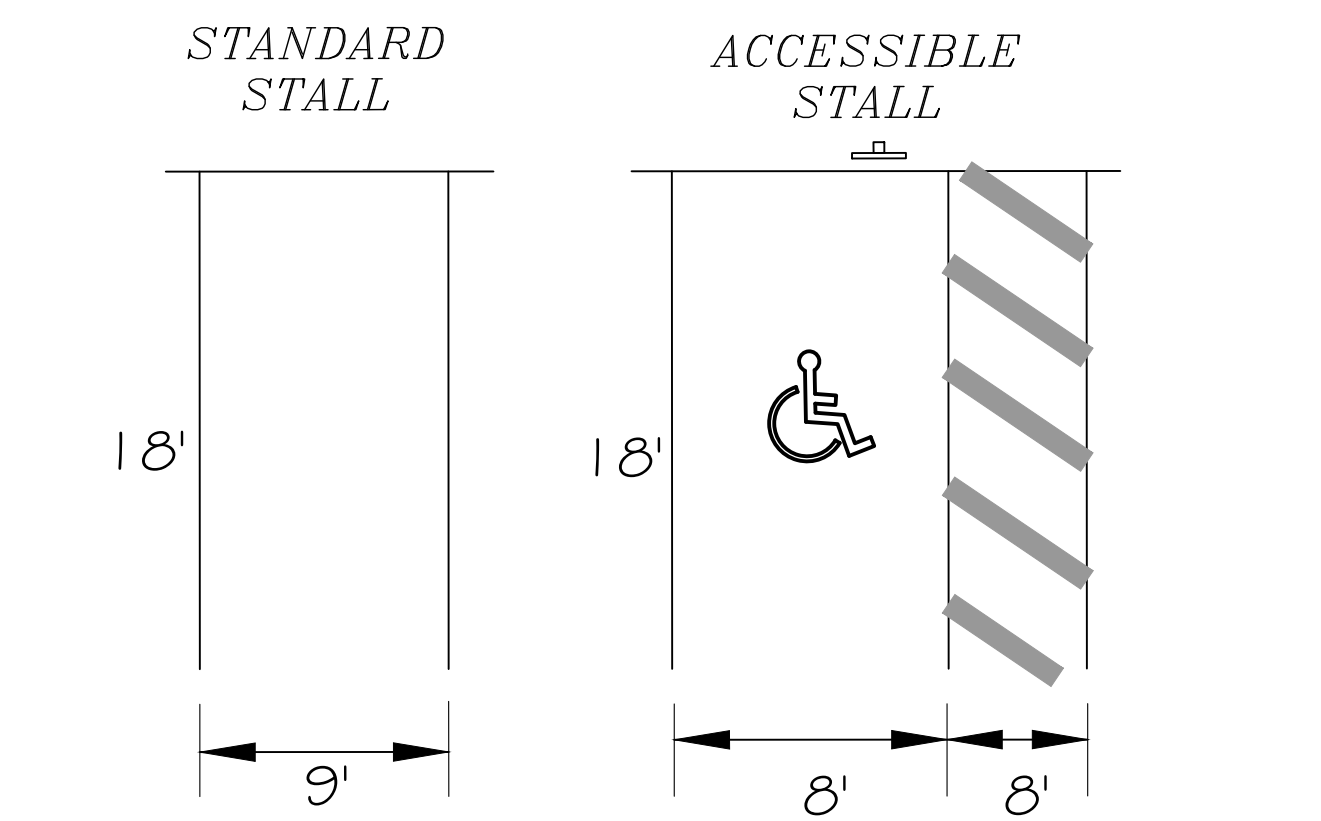


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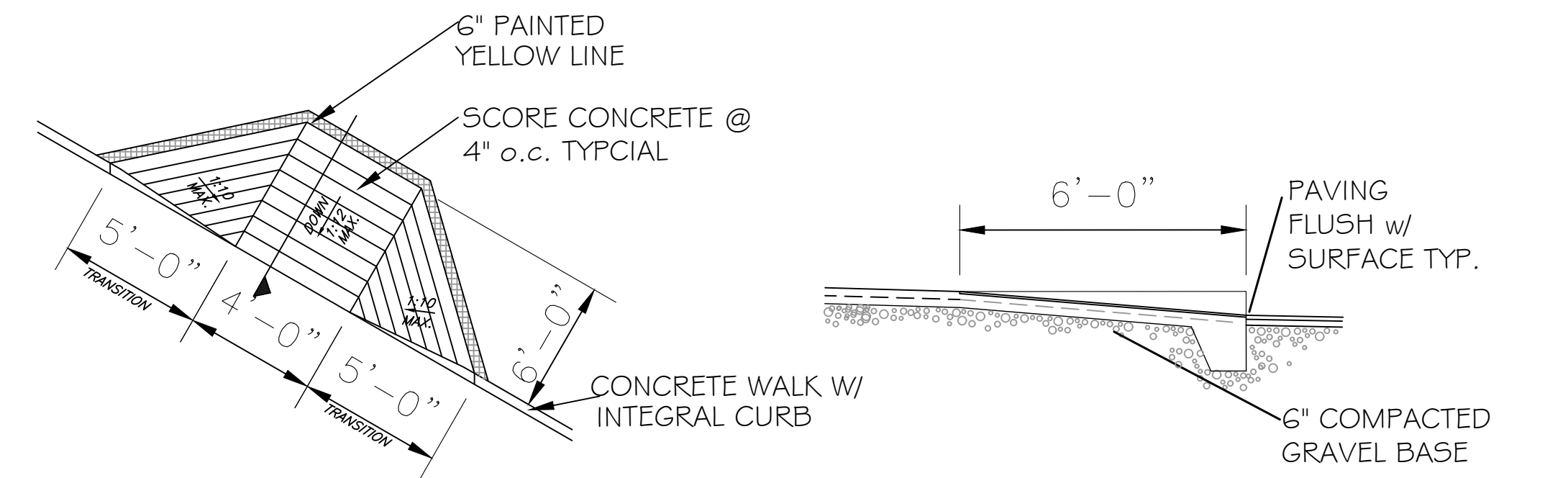
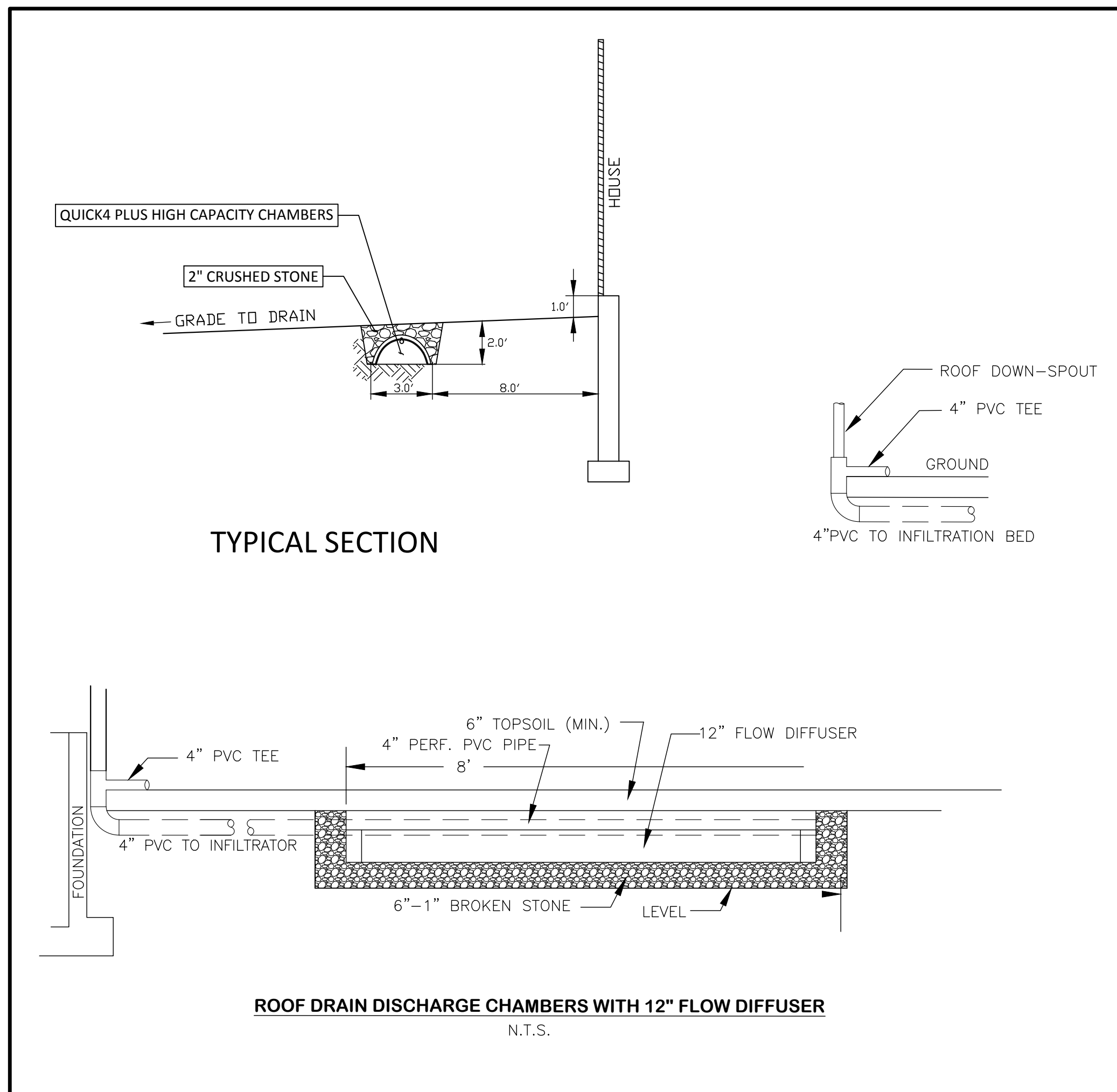
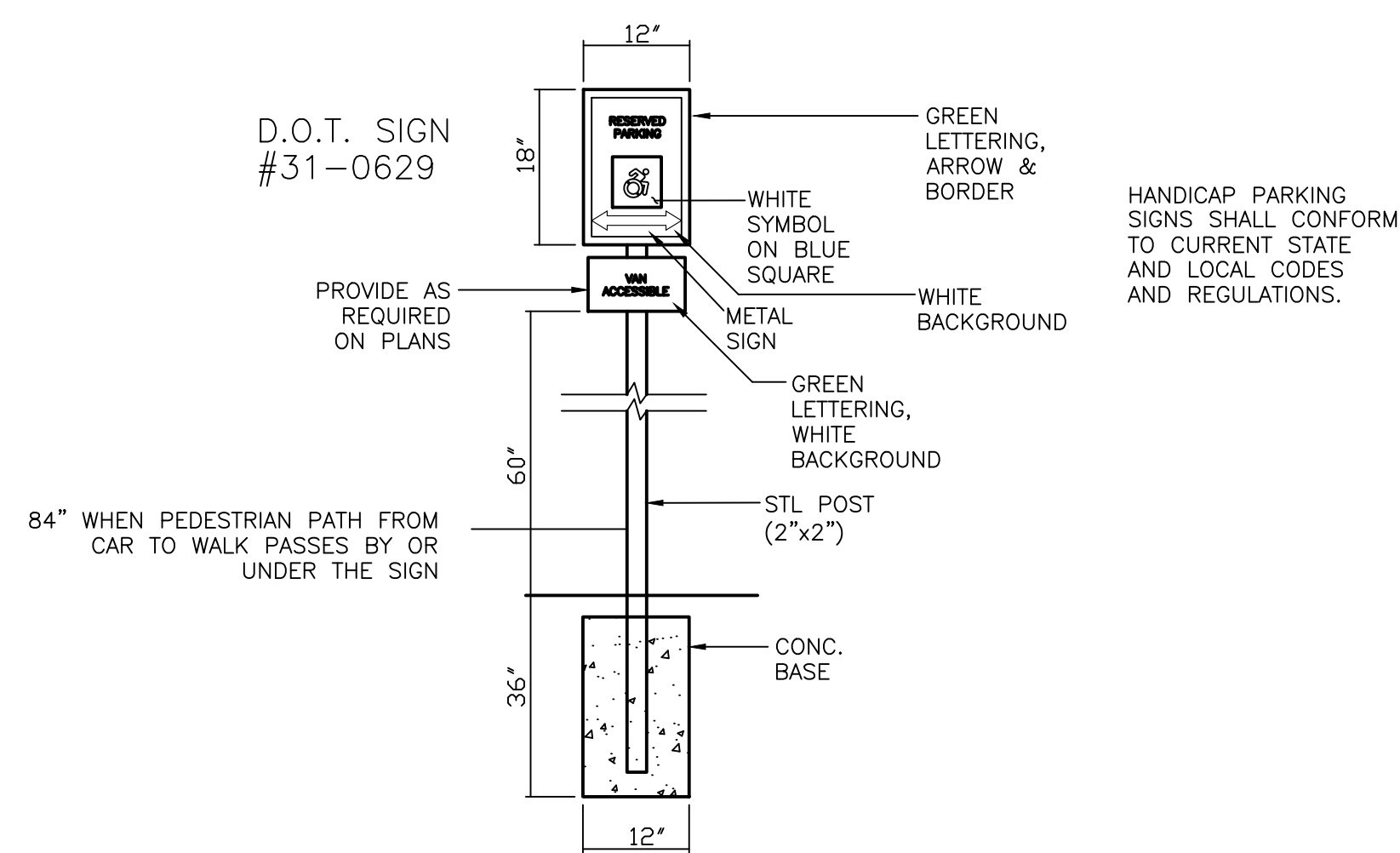
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AMSTON ROAD APARTMENTS		
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS	SCALE AS NOTED
DRAWN MAR	369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	DATE 7/9/21
	REYNOLDS ENGINEERING SERVICES, LLC	PROJ. NO. 11036.00
	68 BOGG LANE - LEBANON, CONNECTICUT 06249	SHEET NO. 8 OF 11
	phone: 860-465-7419	

REVISED: 8-31-23 REVIEW COMMENTS



PARKING STALL DETAILS

NOT TO SCALE
HANDICAP SPACES
PER CT GEN.
STATUTE SEC.
14-253a(h)

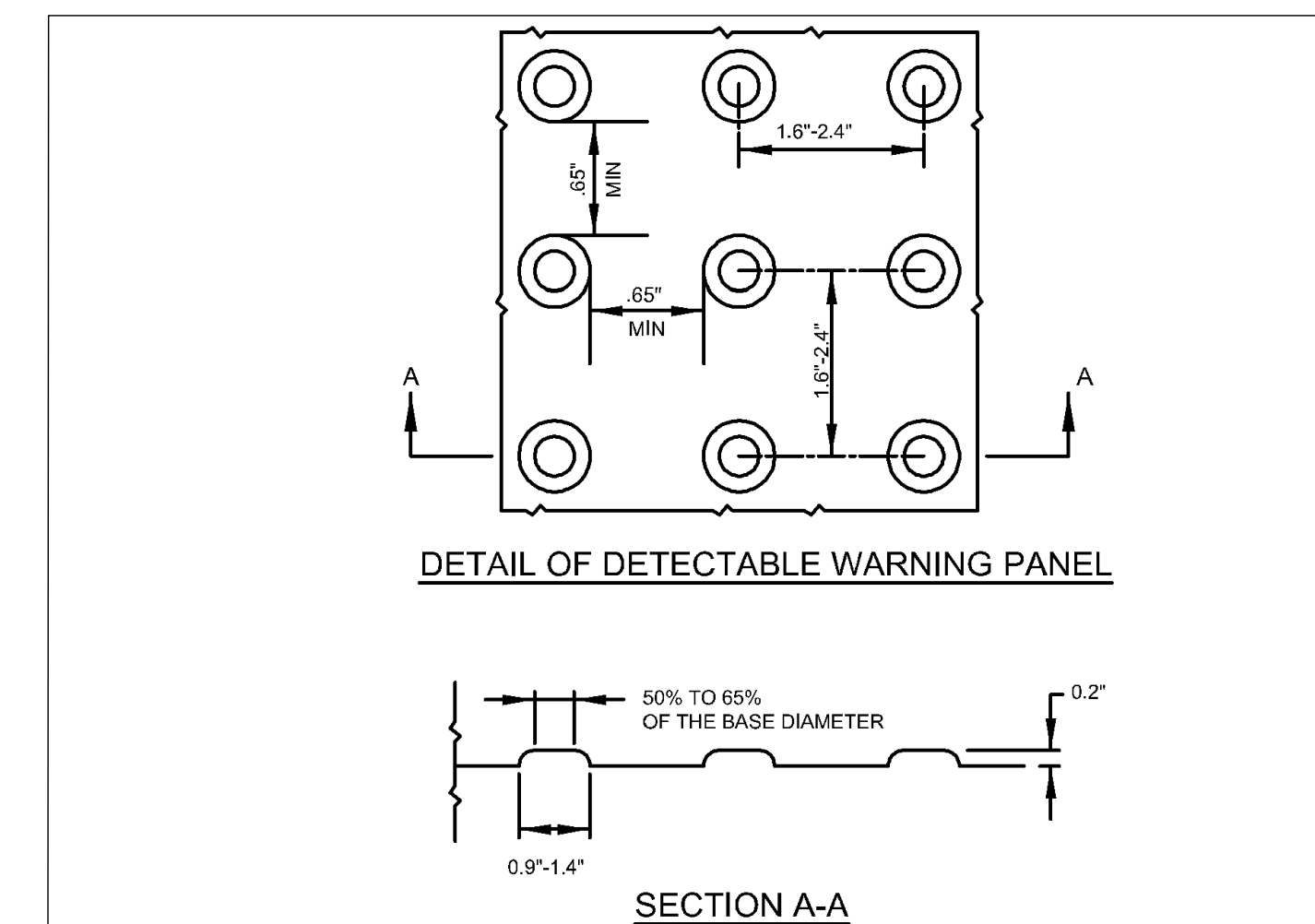


NOTES:

1. WHEN ANY OBSTRUCTION IN THE SIDEWALK AREA FALLS WITHIN A CROSSWALK AREA, THE OBSTRUCTION SHALL BE PLACED OUTSIDE THE RAMP.

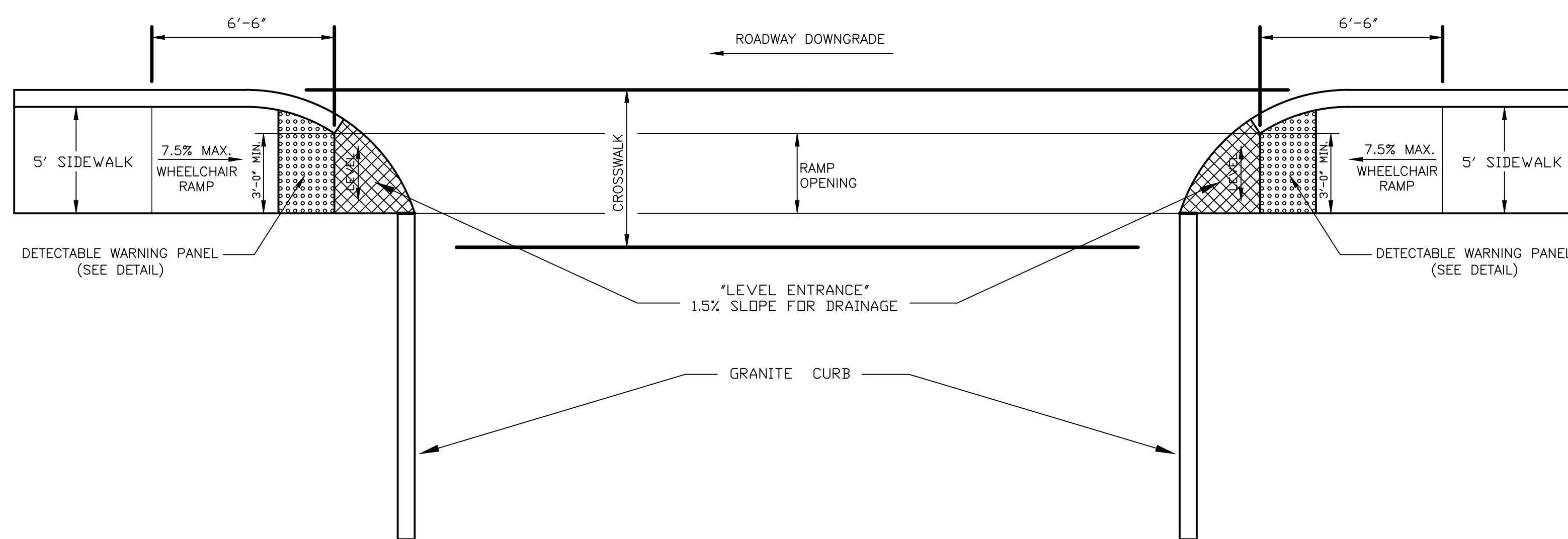
SIDEWALK ACCESS RAMP

NOT TO SCALE



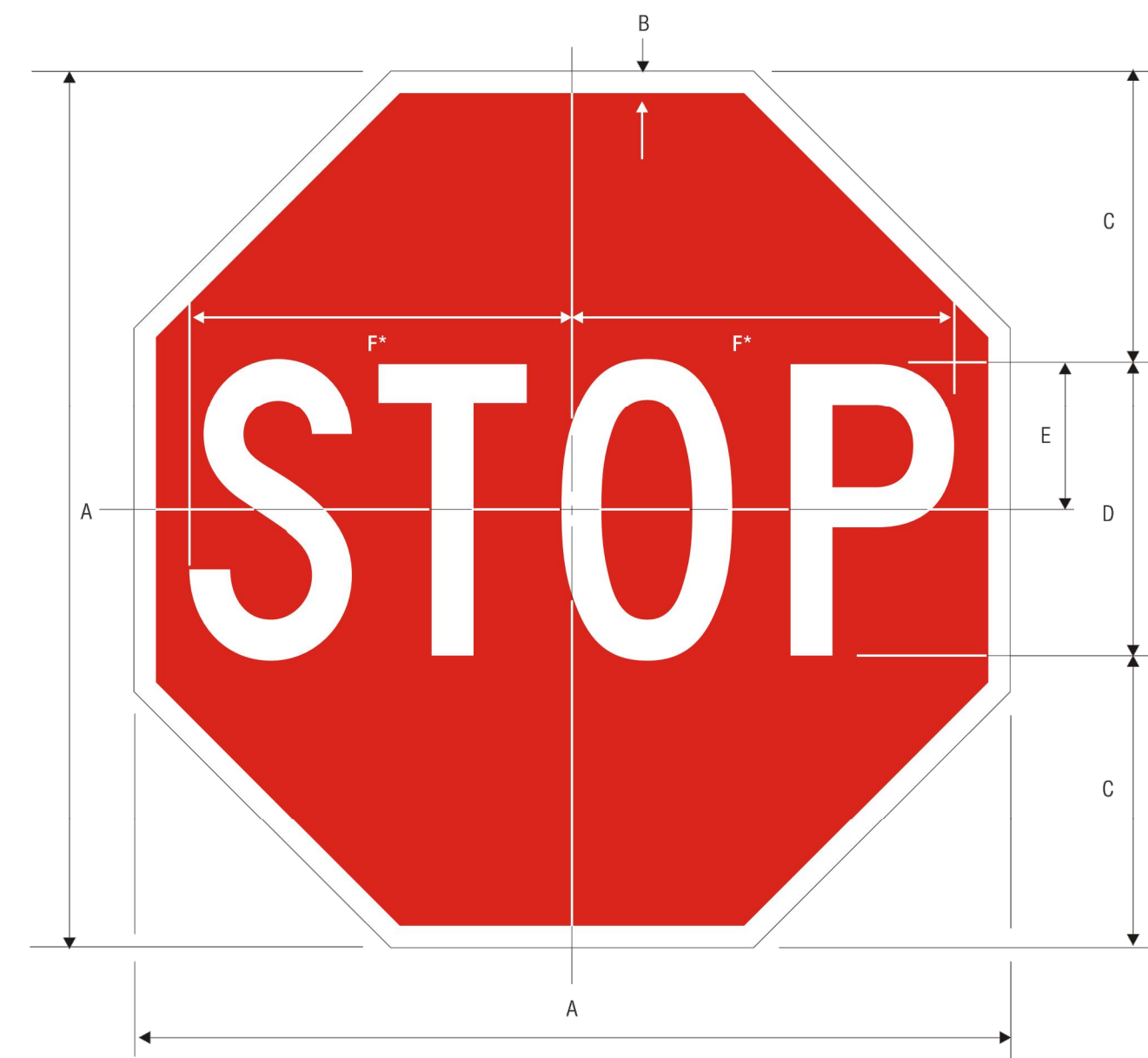
NOTE:

PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.



REVISED: 8-31-23 REVIEW COMMENTS

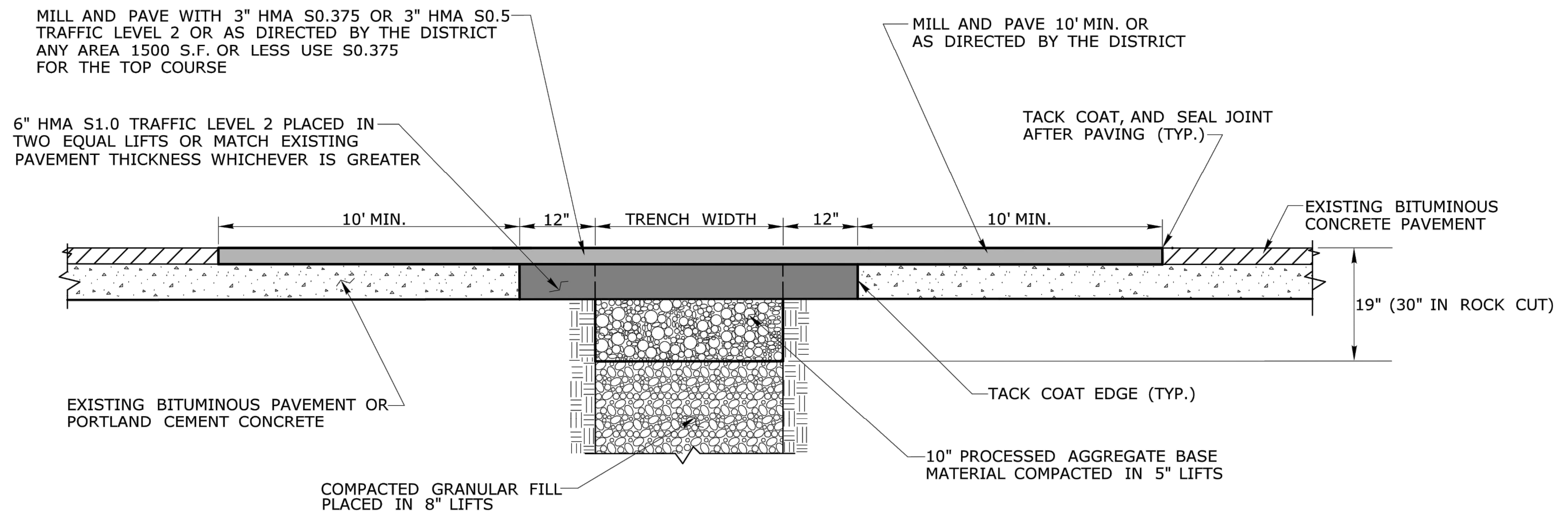
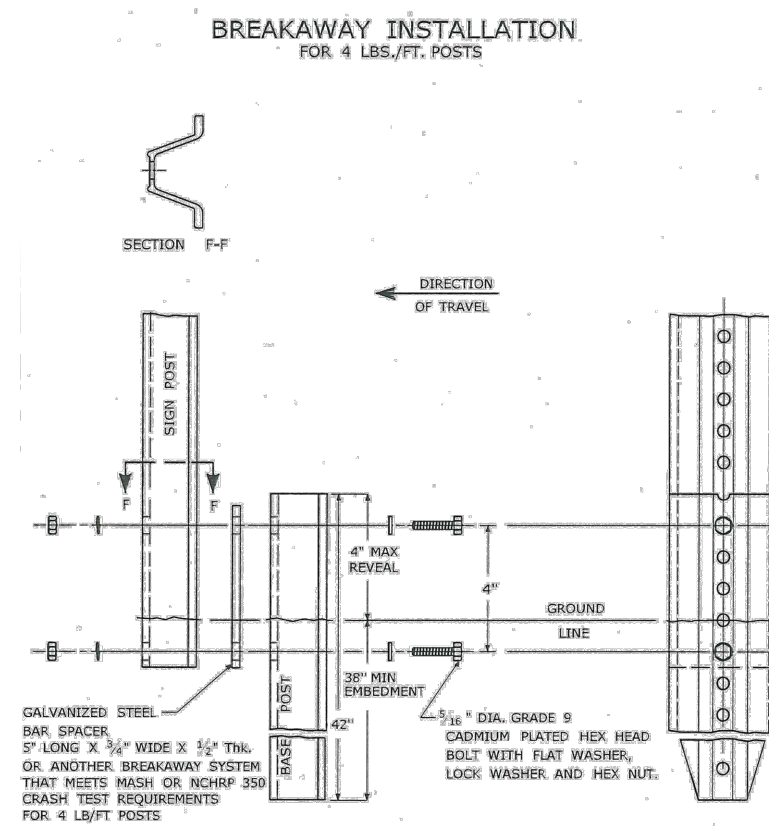
SITE DETAILS		
AMSTON ROAD APARTMENTS		
203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
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68 BOGG LANE - LEBANON, CONNECTICUT 06249		SHEET NO. 9 OF 11
phone: 860-465-7419		



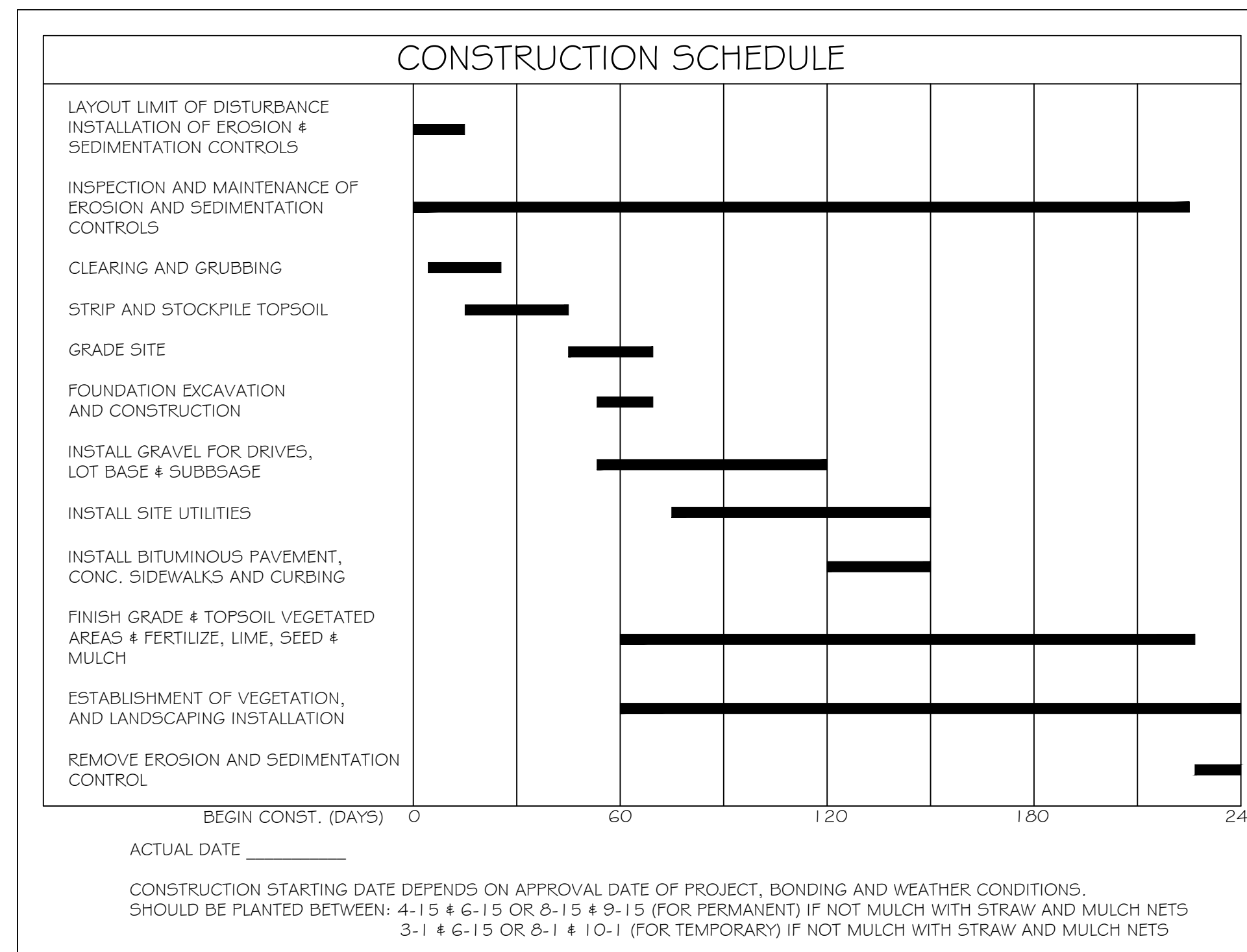
R1-1
STOP *Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)



PERMANENT PAVEMENT REPAIR WITH MILLING



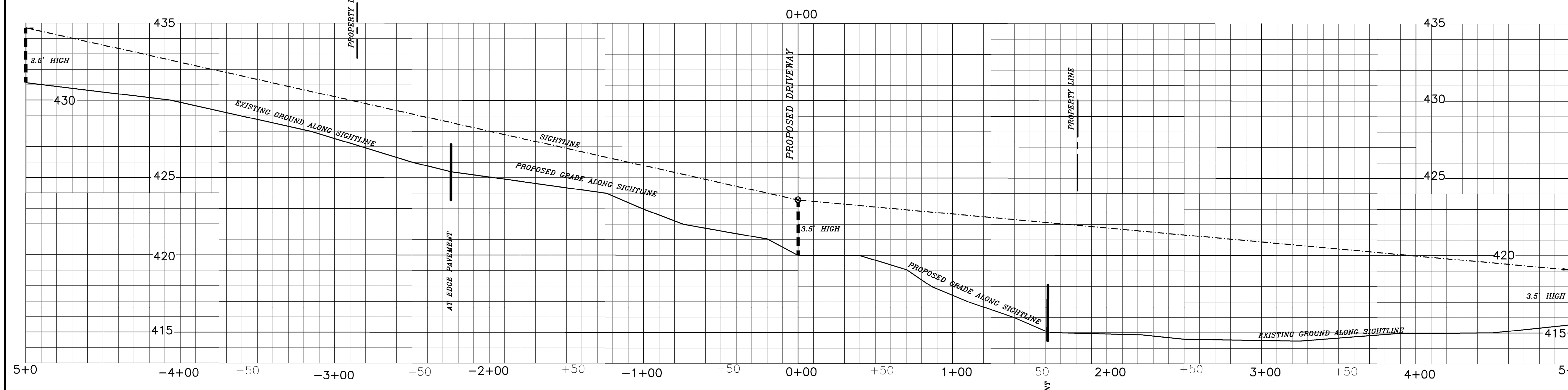
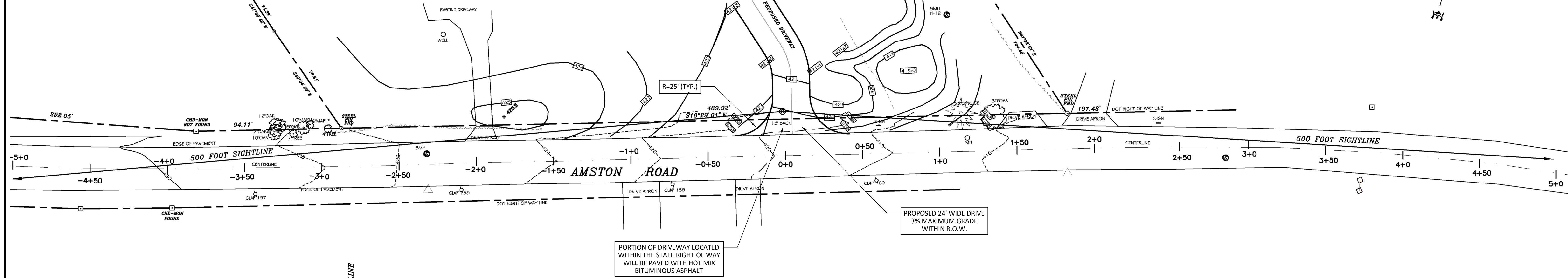
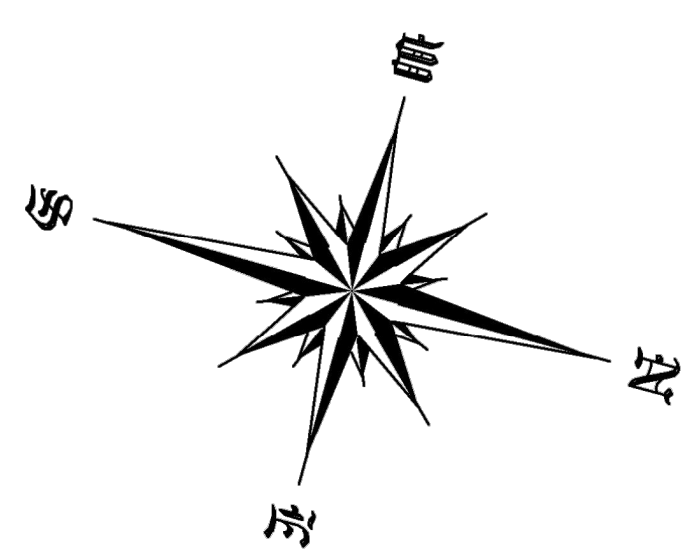
ACTUAL DATE _____
CONSTRUCTION STARTING DATE DEPENDS ON APPROVAL DATE OF PROJECT, BONDING AND WEATHER CONDITIONS.
SHOULD BE PLANTED BETWEEN: 4-15 & 6-15 OR 8-15 & 9-15 (FOR PERMANENT) IF NOT MULCH WITH STRAW AND MULCH NETS
3-1 & 6-15 OR 8-1 & 10-1 (FOR TEMPORARY) IF NOT MULCH WITH STRAW AND MULCH NETS

REVISED: 8-31-23 REVIEW COMMENTS

SITE DETAILS		
AMSTON ROAD APARTMENTS 203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS 369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	SCALE AS NOTED
DRAWN MAR	REYNOLDS ENGINEERING SERVICES, LLC 68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419	DATE 7/9/21
		PROJ. NO. 11036.00
		SHEET NO. 10 OF 11

LEGEND

- PROPERTY LINE
- BUILDING LINE
- STONE WALL
- WIRE FENCE
- - - 500' EXISTING CONTOUR
- EDGE WOODS OR CLEARING
- ⊗ ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊠ MONUMENT FOUND
- △ SURVEYOR CONTROL POINT
- - - PROPOSED CONTOUR



SCALE
HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

PLAN VIEW



ALL RIGHTS RESERVED
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSTROM, L.S. #13626

ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT., 06248
(860) 228-9853
hellstromsurveying@yahoo.com
www.hellstromlandsurveying.com

Mailing Address:
P.O. BOX 378
HEBRON, CT. 06248

REVISED: 8-31-23 REVIEW COMMENTS

SIGHT LINE MAP		
AMSTON ROAD APARTMENTS 203 AMSTON ROAD (RT. 85), COLCHESTER, CONNECTICUT		
DESIGNED MAR	PREPARED FOR STEPHEN FEDUS 369 EAST SHORE DRIVE - COLCHESTER, CONNECTICUT 06415	SCALE AS NOTED
DRAWN MAR		DATE 7/9/21
REYNOLDS ENGINEERING SERVICES, LLC 68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419		PROJ. NO. 11036.00
		SHEET NO. 11 OF 11

Put on Municipal Letterhead

Date

Martin L. Heft, Undersecretary
Intergovernmental Policy and Planning Division
Office of Policy and Management
450 Capitol Avenue MS# 54ORG
Hartford CT 06106-1379

RE: **Public Act 23-142 2023 Compliance**

Undersecretary Heft:

I hereby certify that **(name of municipality)'s** zoning ordinances and regulations are in compliance with Public Act No. 23-142 for calendar year 2023.

IN WITNESS WHEREOF, _____, Chief Executive Officer of **(name of municipality)**, has hereunto set his/her name and seal this **date** day of **month**, in the year 2023.

Signed, sealed, and delivered
In the presence of:

By:

(Name of Chief Executive Officer)
Town of _____
Duly authorized

Personally appeared, _____, Chief Executive Officer of **(name of municipality)**, signer and sealer of the foregoing instrument, who acknowledged that the same is his/her free act and deed, and the free act and deed of the town of _____, before me.

Notary Public

Put on Municipal Letterhead

Date

Martin L. Heft, Undersecretary
Intergovernmental Policy and Planning Division
Office of Policy and Management
450 Capitol Avenue MS# 54ORG
Hartford CT 06106-1379

RE: **Public Act 23-142 2023 Noncompliance**

Undersecretary Heft:

I am notifying you that **(name of municipality)'s** zoning ordinances and regulations are not in compliance with Public Act No. 23-142 for calendar year 2023.

I anticipate that **(name of municipality)'s** zoning ordinances and regulations will be brought into compliance with these requirements by **(specific time frame)**.

IN WITNESS WHEREOF, _____, Chief Executive Officer of **(name of municipality)**, has hereunto set his/her name and seal this **date** day of **month**, in the year 2023.

Signed, sealed, and delivered
In the presence of:

By:

(Name of Chief Executive Officer)
Town of _____
Duly authorized

Personally appeared, _____, Chief Executive Officer of **(name of municipality)**, signer and sealer of the foregoing instrument, who acknowledged that the same is his/her free act and deed, and the free act and deed of the town of _____, before me.

Notary Public



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

Intergovernmental Policy and Planning Division

September 12, 2023

To: Chief Executive Officers

From: Martin L. Heft, Undersecretary

RE: **Compliance with PA 23-142 by December 1, 2023**

[Public Act 23-142](#) made changes to laws on zoning for licensed family and group child care homes located in residences, requiring that:

- No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.
- Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require any special zoning permit or special zoning exception for such operation.

Pursuant to Subsection (b) of Section 1 of PA 23-142, each municipality shall submit to the Secretary of the Office of Policy and Management, not later than December 1, 2023, and annually thereafter, a sworn statement from the chief executive officer of the municipality, stating either that the municipality's zoning regulations are in compliance with the above requirements, or the specific time frame within which the municipality will bring its zoning ordinances into compliance.

A sample of an appropriate sworn statement is attached for your guidance.

Statements should be saved in PDF format and sent electronically only to Justine Phillips-Gallucci of my staff (justine.phillips-gallucci@ct.gov) by December 1, 2023.