

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 - Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

May 23, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 5/4/2023

Property Address: 2040 Route 32 (Parcel ID: 002/005/00B), Uncasville, CT.
Application: PZ #23 SITE 5
Applicant(s): Hassan/Hussain LLC
Property Owner(s): Same as Applicant.
Attorney: Harry Heller, Esq., Heller, Heller & McCoy
LS/PE: Gregg T. Fedus, P.E., Fedus Engineering, LLC
Anthony Hendriks, LS
James Bernadino, P.E., CMG Engineering/Environmental
W.W. Craven & Sons, Inc., Construction
David G. Sullivan, P.E., US Manager of Traffic & Transportation
Planning, SLR International Corporation
Lot Size: 166,741SF (2.68-acres).
Lot Frontage: 479.64-feet on Route 32 (Norwich-New London Turnpike) and
256.12-feet on Podurgiel Lane.
Zoning District: C-2 (Commercial) & OZ (Rte. 32 Overlay Zone).
Public Water/Sewer: Yes.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. TBD. Work in State of CT right of way.
Legal: Submitted to Land Use Dept. on 4/21/23. Date of Receipt by PZC - 4/28/23.
Decision Required Date – June 29, 2023.

PROPOSAL: Applicant requests site plan approval for "Development of a 4,960SF ("Bestway") convenience store facility with associated sale of gas and diesel motor fuel products on the westerly side of the Norwich-New London Turnpike (Connecticut Route 32) adjacent to the northerly access to Montville Commons."

Zoning Board of Appeals: In accordance with C.G.S. § 14-321, the Montville Zoning Board of Appeals, at its 7/7/22 regular meeting following a public hearing, approved the location of the gas station/convenience store with the condition there shall be no ingress/egress to/from the site from Podurgiel Lane.

INLAND WETLANDS COMMISSION: The Montville Inland Wetlands Commission approved regulated activities associated with this development on January 19, 2023.

STATE OF CT DEPT. OF HEALTH: N/A.

CITY OF NEW LONDON WATER: N/A.

UNCAS HEALTH DISTRICT: See comments dated 5/4/2023 as follows: "Prior to the issuance of a building permit, detailed plans for the coffee service area and any other food service areas must be reviewed by the District."

TOWN ENGINEER: See extensive comments #1 – 20 dated & received 5/4/23.

FIRE MARSHAL: See comments received 5/1/23 – "No comments at this time."

BUILDING DEPT.: See comments received 5/5/23 – “Accessible Parking Required to be closer to entrance. Entrance not identified.”

WPCA: Referred to WPCA on 5/1/23. Comments pending.

STCT DOT: Encroachment Permit required. Preliminary approval pending.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: N/A.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate shall be submitted for review & approval by the Town Engineer.

PLANNER: Please be advised of the following comments with regard to my review of the application, supporting documents and plans as follows:

- a. “Stormwater Pollution Prevention Plan (SWPPP), 2040 Route 32, Prepared by Fedus Engineering, Dated February 22, 2023.”
- b. “Stormwater Pollution Prevention Plan, 2040 Route 32, Prepared by Fedus Engineering, Dated March 28, 2023.”
- c. “Stormwater Summary 2040 Route 32, Prepared by Fedus Engineering, Dated March 15, 2023.”
- d. “Traffic Study, Proposed Convenience Store, 2040 Route 32, Prepared by David G. Sullivan, P.E., US Manager of Traffic & Transportation Planning, SLR International Corporation, Dated July 6, 2022.”
- e. “Property Survey, Map Depicting Existing Conditions of 2040 Route 32 (AKA CT RT 32), Uncasville, CT, Prepared for Amer Choudry, Prepared by Fedus Engineering, LLC, Dated April 18, 2023.”
- f. “Planning & Zoning Submission, 2040 Route 32, Proposed Convenience Store/Gas Station, 2040 Route 32, Uncasville, CT, Applicant: Amer Choudrey, Prepare by Fedus Engineering, LLC, Dated February 27, 2023, Revised to 03/27/2023.”
- g. “Underground Storage Tank Plan, #2040 Norwich-New London Turnpike (RTE 32), Uncasville, CT, prepared for Ahmed Choudrey Bestway Co., Prepared by CMG Engineering/Environmental Services, Dated 2/9/23.”

Documents/Plan Review Comments:

1. Any substantive changes to the proposed site improvements may require additional review/approval by the Montville Inland Wetlands & Watercourses Commission.
2. The 2/22/23 SWPPP & 3/28/23 SWPPP Petroleum Addendum shall be strictly adhered to and shall be conditions of any favorable approval.
3. The 3/15/23 Stormwater Summary states, in part, “The post development flows and volumes are lower than pre-development conditions in all storms. There will be no impacts to the down-gradient wetlands. Additionally, it is our professional opinion that there will be no adverse impact to the adjacent downstream properties.” I would like to note that said summary does not detail any of the conditions noted in said statement. Revise summary to include.
4. The 7/6/22 Traffic Study provided the following “Summary of Findings and Recommendations:
 - A left-turn lane into the site is proposed on Route 32 by lengthening the existing left-turn lane onto Podurgiel Lane. A queueing analysis was conducted to ensure adequate storage would be available for these site trips and the southbound left turns onto Hyatt Place Drive.

- The driveway ingress should be placed approximately 105 - 110 feet south of Podurgiel Lane measured from centerline to centerline to accommodate the Route 32 left-turn lane.
- Sightlines were measured to be sufficient for CTDOT ISD criteria.
- No notable impacts to levels of service at the study intersections are expected to be caused by the development.
- Based on our analysis, it is our opinion that the surrounding roadway system will be able to accommodate new traffic that would be generated [by] the new development.

State of Connecticut Dept. of Transportation (CTDOT) review & approval is required for any proposed work in the CT Route 32 State Right of Way. Preliminary approval shall be submitted prior to any favorable approval for this application.

5 The 2/9/23 Underground Storage Tank plan shall be reviewed and approved by the Fire Marshal and/or Building official.

6. Plan Set:

Cover Sheet:

- 3/27/23 comments reference "General Comments." Are said comments from Town staff? Please advise.
- "Subject Parcel Information" block shall be revised to state "Uncasville" (v. Montville) and show on cover sheet only.
- Show Planning & Zoning Commission approval block on cover sheet only and relocate to the right lower corner of the plan (ZR Sec. 17.4.21).
- The access driveway to Montville Commons/Home Depot to the west of "Occum Lane" is shown as a continuation of such road. Please remove reference on all sheets.

Section 4.11.10 (Gasoline Filling Stations and Convenience/Gasoline Sales Establishments):

- 4.11.10.3. Revise plan to show distances from fuel pumps to street line on plan and in zoning compliance table. Revise plan to show a suitably landscaped and screened area a minimum of 10-feet wide or a six-foot high, stockade type, wooden fence with the finished side facing the residential district to be maintained between the site and adjacent residential lot.
- 4.11.10.6 Revise to add canopy and pump lighting detail and proposed lighting illumination plan to sheet 6 of 7 Lighting Plan.

Section 11 Commercial-2 (C-2) District:

- Show building height in zoning compliance table.

Section 17 (Site Plans):

- 17.3.1 (GIS) Digital data in accordance with this section shall be submitted to the Zoning Officer prior to issuance of a zoning permit to start work.
- 17.4.8 Revise plans to show any proposed vacuum or air stations and/or propane filling stations locations or the like.
- Show any outside retail storage or display areas or add note to plan "There will be no outside storage."
- 17.6.1-.9 (Site Plan Reviewing and Bonding). Address this section of the Zoning Regulations in writing.

- e. 17.6.10 A sediment and erosion control bond estimate shall be submitted for review & approval by the Town Engineer.

Section 18 (Off-Street Parking):

- a. 18.2.1 Show parking space detail (regular & handicap) and handicap sign detail.
b. 18.3.6 Revise Parking Requirements table to clarify as follows:

Required Parking:

5 spaces per 1000SF Gross Floor Area (4960SF/1000)	24.8 spaces
Deduct 12 pump parking spaces	12.8 spaces
1 space per 2 employees	13.8 spaces
1 space per vacuum facility	(?)
1 space per air facility	(?)
1 space per 3 interior tables	(?)
1 Van accessible handicap space	(1)
Total Required Parking	(?)
Provided_	16 spaces, inc. handicap space

- c. 18.7 (Surface of Parking Areas) – Show detail for parking areas, curbing, aprons, etc.
d. 18.8.10 New sidewalks shall be constructed per Town of Montville Road Standards & Improvement Details. Revise plan to show.
e. 18.10 (Property Maintenance). Add note to plan.
f. 18.13 (Markings) Show entrance & exit signage with opposite side “Do Not Enter or “Do Not Exit” locations & details. Show drive-through directional signage location/detail. Show drive-through menu board location/detail. Show pavement markings identifying drive-through.
g. 18.14 All lighting shall be proposed in accordance with this section.
h. 18.16 Landscaping.
- 18.16.1 – Confirm plan complies with this section.
- 18.16.2 - Add the following note to the plan: All planted and landscaped areas shall be maintained continuously by the owner of the property. All trees required to be planted in landscaped areas shall be at least six-feet in height at the time of the planting.

Section 19 (Signs):

- a. Show freestanding sign detail.
b. Add note to plan that states All signage shall comply with Section 19 of the Montville Zoning Regulations.
c. All site signage shall require an approved zoning permit prior to installation. Signage locations shall be identified in the field by a Licensed Land Surveyor prior to installation.

STAFF RECOMMENDATION: Pending.