

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
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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:

- a. 3/27/23 comments reference "General Comments." Are said comments from Town staff? Please advise.
- b. "Subject Parcel Information" block shall be revised to state "Uncasville" (v. Montville) and show on cover sheet only.
- c. 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).
- d. 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):

- a. 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.
- b. 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:

- a. Show building height in zoning compliance table.

Section 17 (Site Plans):

- a. 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.
- b. 17.4.8 Revise plans to show any proposed vacuum or air stations and/or propane filling stations locations or the like.
- c. Show any outside retail storage or display areas or add note to plan "There will be no outside storage."
- d. 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.