

Planning Permit

PL-20-5

Status: Active

Submitted: Mar 30, 2020

Applicant



Andrew Bushnell

860-643-7875



abushnell@bushnellassociatesllc.com

Location

837 BOSTON TPKE

BOLTON, CT 06043

Internal Use

Conditions

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Petition Received?

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Date of Newspaper Publication for Public Hearing

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Date of Newspaper Publication of Planning and Zoning Commission Action

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Summary of Planning and Zoning Commission Action

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Bond Required?

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Legal/Technical Review NOT Required

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Date of Planning and Zoning Commission Action

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Date Application Received by Inland/Wetlands Commission (if applicable)

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Date in Inland/Wetlands Commission Action (if applicable)

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Additional Applicant Info

Applicant Type

Other

Permit Info

Development Title

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Occupancy Type

Industrial

Building Type

Manufacturing

Permit For

Site Plan Review Modification

Project Cost

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Work Description

Construction of additional paved area

Is this a modification of a previously approved application?

Yes, this is a modification.

Comments

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Parcels Included in Project

Amendment to Zoning Regulations or Change of Zone

Describe Amendment to Zoning Regulations or Change of Use; provide reason for amendment; demonstrate consistency with Bolton Plan of Conservation & Development:

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Additional Project Info

Date of Receipt

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Hearing Not Required

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Hearings Commencement Deadline

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Hearings Completion Deadline

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Decision Deadline

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Extended

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Existing Gross Sqft

--

Proposed Gross Sqft

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Total Acreage / Sqft

--

Linear Feet

--

Disturbed Acres

--

Distance to Town Line

--

Construction Progress

Construction Progress

--

Time Spent (hrs)

--

Setbacks

Front Required

--

Front Provided

--

Back Required

--

Back Provided

--

Left Required

--

Right Required

--

Open Space Required

--

Lot Coverage Required

--

Left Provided

--

Right Provided

--

Open Space Provided

--

Lot Coverage Provided

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Engineer Information

Company Name

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Address

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State

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Phone

--

Insurance Expiration

--

Email

abushnell@bushnellassociatesllc.com

Engineer Name

Bushnell Associates LLC

City

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Zip

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Registration #

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AOR

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Architect Information

Company Name

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Registration #

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Address

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State

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Phone

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AOR

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Architect Name

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License Expiration

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City

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Zip

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Email

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Attorney Info

Name	Address
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City	State
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Zip	Phone
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Email	
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Contractors

Other Experts Retained by Applicant

Zoning Site Plan and Special Permit Checklist

All draft deeds for any roads, road widenings and easements for drainage, conservation, driveways, utilities	Evidence of request for approval by the Health District and/or Sewer Authority for review, as appropriate
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Evidence of submission of application to the Inland Wetlands Commission if it is within that Commission's jurisdiction	Evidence of submission of a request for review and approval by the Fire Marshal and Fire Chief of the water supply for fire protection
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Copies of any required applications to other local, state or federal regulatory approvals	Written evidence of applicant's legal interest in the subject property (deed, lease option to purchase, bond for deed, etc.)
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List of mailing address of all current property owners within 500 feet of the subject property, from the Town Assessor records (for special permit only)	List of all hazardous or potentially hazardous materials which will be present on the property with a full description of procedures that will be used to assure safety with the material safety data sheets
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Digital copy of plans in DXF or DGN format if available	Paper and digital copies of all reports including hydrology, hydraulic and drainage computations and
--	--
14 sets of complete stamped and signed site plans measuring 24" x 36	A-2 boundary survey of the subject property showing all existing and proposed boundary lines and markers, easements, adjoining property lines and the names of all current abutting property owners
--	Included
Names of abutting lot owners	USDA Soils boundaries and types
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Plan title block in the extreme lower right corner (not sideways) to include the name of the town of Bolton

Included

North arrow on each plan including the reference meridian

Included

Overall plan of site at a smaller scale, with sheet index, if the site does not fit on one sheet at a scale of 1"=40'

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Original and revision plan dates and revision explanations shown on the affected plan sheets

Included

Existing and proposed structures and features, their uses and those to be removed, shown on the plan

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Sight distances from property entrances along public roads shown on plan and on profile if grading is needed

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Outside Storage Areas\field

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Existing and proposed water supply shown on plan

Included

Existing and proposed footing drains, curtain drains and dry wells, shown on plan

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Existing and proposed bridges and culverts on or adjacent to the site, shown on plan

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Existing and proposed fences and walls with dimensions and construction detail drawings, shown on plan

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All plan sheets numbered with the format "sheet x of y"

Included

Clear legible plans with all lines, symbols and features readily identifiable

Included

Graphic bar scale on each plan sheet, not smaller than 1"= 40' unless otherwise approved by the Commission

Included

Key map at a scale of 1"= 500' showing the relation of the site to abutting properties and streets, shown on plan and zoning district boundaries within 500' of site

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Existing and proposed grading with two foot contours to T-2 standards, for all ground surfaces, shown on plan

Included

HVAC equipment located outside the building(s)

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Existing and proposed driveway entrances to street, parking, loading areas, fire lanes, sidewalks and construction detail drawings, shown on plan

Included

Soil test locations and soil test results shown on plan

Included

Existing and proposed sewage disposal systems and design information, shown on plan

Included

Underground / overhead utilities, existing and proposed

Included

Existing wells and sewage disposal systems on other properties that could conflict with proposed site improvements, shown on plan

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Existing and proposed drainage systems, any affected floodway or floodplain and construction detail drawings, shown on plan, including base flood elevation and floor elevation data.

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Existing and proposed signs with dimensions and construction detail drawings, shown on plan

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Zoning district boundaries affecting the site, shown on plan

Included

Table shown on plan of zoning dimensions required and provided for lot area, street frontage, lot width, yard setbacks, impervious area, building coverage and the height and floor area of each building

Included

New Sidewalks and other pedestrian ways

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Limits of wetlands as delineated by a certified soil scientist with the soil scientist's signed certification, shown on plan or a certification signed by a soil scientist that no wetlands are within 100 feet

Included

Existing trees of 6" caliper or greater

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Lighting plan including the location, size, height, light intensity coverage areas and manufacturer's product descriptions for each light type

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Best management practices to remove contaminants, including sediments and oils, from runoff water, shown on plan, in construct detail drawings, and explained in a report by a qualified professional

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Perspective color drawings or digital views of the site as seen from adjacent roads and from abutting property lines showing the proposed conditions including buildings, landscaping and appurtenant features

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Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events

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Table on plan of parking / loading spaces required / provided

Included

Fire lanes

Included

Off-site traffic improvements

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Natural features including 100 year flood plain areas, ponds, vernal pools, aquifers, slopes steeper than 25% and potential areas of endangered species, shown on plan

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Landscaping plan including the locations, numbers, installed sizes, anticipated mature sizes, species and common names of proposed plants plus cost estimate based on published Connecticut DOT unit prices

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Significant archaeological sites

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Erosion and Sedimentation Control Plan, with narrative and construction detail drawings, in accordance with the latest Connecticut Guidelines for Soil Erosion and Sediment Control

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Architectural elevation drawings of proposed buildings

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Architectural floor plans of existing and proposed buildings

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Traffic Impact Report for applicable sites as described in Zoning Regulations Section 16A.2.k.

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Thorough, well organized drainage design report for before and after development conditions, that conforms to the latest Conn. Dept. of Transportation and Conn. Dept. of Environmental Protection guidelines and requirements with appropriate calculations, maps, graphics and narrative descriptions of hydrology, hydraulics, assumptions, erosion controls, drainage paths and systems for the 1, 2, 10, 50 and 100 year storm events

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Statement in drainage report that the after development flows for all storm events do not exceed the before development flows

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Sanitary Waste Disposal Plan (if community sewerage system)

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Evaluation of the impact of proposed development upon existing and potential public surface and ground drinking water supplies, pursuant to CGS, Section 8-2

Certified copy of Certificate of Public Convenience and Necessity in connection with a “water company”, in accordance with CGS, Section 8-25a

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Engineer’s itemized cost estimate for public improvements based on published Connecticut DOT unit prices as basis for the establishment of a performance bond.

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Existing and proposed Covenants or Restrictions

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Engineer’s itemized cost estimate for the installation of all erosion and sediment controls based on published Connecticut DOT unit prices

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Engineer’s itemized cost estimate in connection with any restoration guarantee required pursuant to Section 12

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Public Hearings

Attachments (3)

pdf **Plans**

Mar 30, 2020

pdf **Able Coil Hydrographs March 30 2020.pdf**

Mar 30, 2020

pdf **MAY 23 2019 LAYOUT REVISED MARCH 30 2020 REAR PARKING LAYOUT SHEET 2-Model.pdf**

Mar 30, 2020

Timeline



Permit Fee

Status: Paid March 30th 2020, 3:59 pm



Application Review

Status: Completed March 31st 2020, 9:29 am

Assignee: Danielle Palazzini



Legal/Technical Review

Status: Skipped March 31st 2020, 9:30 am

Assignee: Patrice Carson



conservation

Status: Skipped March 31st 2020, 9:55 am

Assignee: Danielle Palazzini



Engineering Approval

Status: In Progress

Assignee: Joe Dillon - Engineer



Fire Marshal Approval

Status: In Progress

Assignee: Jim Rupert



Planning Approval

3/31/2020

Status: In Progress

Assignee: Patrice Carson

Application Approval

Status: Pending

Bond Received

Status: Pending

Legal/Technical Review Release

Status: Pending