

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
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TO: City of Groton Planning & Zoning Commission
Arborio Brothers, LLC
Meghan Hope, Alter & Pearson, LLC

FROM: Justin LaFountain, CZEO, Planner II/Salem Town Planner

DATE: September 8, 2020

SUBJECT: Review of Application SE 1-20-10: 142 East Haddam Road

Background:

Application SE 1-20-01 was submitted to the Town of Salem Planning and Zoning Commission by Arborio Brothers, LLC of Cromwell, CT. The application proposes a motor truck terminal at 142 East Haddam Road. The site is 2.14 acres and is the location of the now closed Panfili's Farm Stand. The site is zoned Highway Commercial. Motor truck terminals are permitted in the Highway Commercial Zone following approval of a Special Exception and Site Plan. As such, this application requires a public hearing.

Proposal:

The applicant has provided a narrative and a site plan which has been submitted to the Commission. In summary, the applicant proposes to use the site to store vehicles and equipment used to make utility repairs. The site will also be used to make minor vehicle repairs, store and load materials, and house a small office and break room. More details regarding the proposed use can be found within the provided narrative.

The applicant proposes to maintain the existing access point. The existing building will remain, but it will be altered to allow for the storage of equipment. The hoop house will be removed. The paved parking will also be removed, as the applicant proposes gravel parking surfaces (for which a waiver is required from the Commission). Three stockpile bins are proposed, along with two storage units and the equipment/vehicle storage area. More details on the proposed site work can be found within the narrative and site plans.

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Planner Comments:

I reviewed a draft of this plan in April of 2020, and provided comments to the applicant. Many of those comments have since been addressed. Remaining comments regarding the plan and proposal are included herein:

Action Items

1. Accessible parking spaces are not noted on the plans. While 12 parking spaces for vehicles are provided, no ADA spaces are noted. An ADA accessible space should be provided, unless this site meets an exemption that I am unaware of.
2. The narrative notes that the existing building overhang will be removed, however the site plan notes that it will remain. This should be clarified and reconciled.
3. The applicant should review Section 25: Groundwater Protection Regulations, with particular attention to Sections 25.3 and 25.4 and provide documentation noting how these sections are met by this plan.
4. Per Section 11A.4.16 of the Regulations, a signature block must be provided on the plans. It should state “Approved by the Salem Planning and Zoning Commission on (date)” and include a space for a signature by the Chairman or Secretary of the Commission.
5. Any proposed landscaping details should be included, noting the type of plantings.
6. Construction details of the fencing should be included.
7. The Erosion and Sedimentation Control Plan should have the following statement added: “Erosion and Sediment Control Plan certified by vote of the Salem Planning and Zoning Commission on (date)” and include a space for the chairman or secretary.

For the Commission’s Consideration

1. The Commission should ensure that all buildings/structures/uses are accessible for emergency services. As this proposal includes a gate, the Commission should seek information on how this will be accomplished.
2. The Commission should consider what type of screening is best (fencing, landscaping, etc.) and request that it be placed along the front of the property.
3. The Commission may require a loading space to be designated, however due to the nature of this proposal, it is likely unnecessary.
4. The Commission will need to review Section 11.4: Findings, of the Special Exception section, to determine if this proposal meets the necessary findings.

For the Applicant’s Consideration

1. If during development, any work extends into the Upland Review Area or the designated wetlands, a permit from the Inland Wetlands Commission or the Wetlands Enforcement Officer may be required. In such a situation, the Wetlands Enforcement Officer would

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- need to be consulted to determine a path forward.
2. Building permits will be required for any applicable building alterations following approval.
 3. Sign changes will require a sign permit from the Zoning Enforcement Officer.
 4. A Mylar copy and three paper copies of the plans will be required to be submitted and signed by the Chairman or Secretary of the Commission if the plan is approved. The plans, along with a Certificate of Approval of Special Exception shall be required to be filed on the land records at the cost of the applicant. An approval is not effective until these items are completed.
 5. An as-built Mylar will also be required upon completion of the project and prior to issuance of a Certificate of Zoning Compliance/Certificate of Occupancy if this application is approved.

Commission Action

If the Commission chooses, this proposal could be approved by approving the following three items: the special exception for the motor truck terminal use, the site plan for the property, and the waiver allowing gravel parking in place of paved parking. In approving or denying the proposal, the Commission should rely on the eight findings for special exceptions located within Section 11.4 of the Salem Zoning Regulations. The Commission must state the grounds for its action on the record.

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