

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**

DATE: March 8, 2019

Official Receipt Date:

3 / 11 / 17

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

***COMPLETE SECTION ON PAGE 2 OR 3**

- ☒ SITE PLAN APPLICATION ☐ NATURAL RESOURCES REMOVAL AND FILLING
☐ SITE PLAN MODIFICATION ☐ SPECIAL USE PERMIT* ☐ SITE LOCATION APPROVAL →
☐ FLOOD HAZARD – MAJOR* ☐ ZONING MAP CHANGE* VEHICLE SALES ▶ ☐ NEW ☐ USED
REPAIRER ▶ ☐ LIMITED ☐ GENERAL
FUEL SALES ▶ ☐ FILLING STATION
☐ FLOOD HAZARD – MINOR* ☐ TEXT AMENDMENT*
☐ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 179 Main Street ZONE: R-3

ASSESSORS MAP AND LOT: 19-126 PARCEL SIZE (ACRES OR SQ. FT.): 0.74 acres

PROJECT NAME: Proposed Convenience Store

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The applicant intends to purchase the existing repair garage and gasoline service station and convert the property to a convenience store with gasoline service. He received approval of his application for a Special Permit allowing the conversion to a lesser non-conforming use in January 2019. (See Site Plan Narrative on continuation sheet.)

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: 179 MSR LLC

OWNER ADDRESS: 179 Main Street, East Hartford, CT 06118

OWNER PHONE: 860-569-3608 OWNER EMAIL: N/A

OWNER SIGNATURE: (see attached letter) PRINT NAME: Robert W. Jacques

The undersigned owner hereby authorizes: **(1)** this application, and **(2)** the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

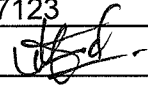
☒ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Mahmood Khan

APPLICANT ADDRESS: 15 James Court, South Windsor, CT 06074

APPLICANT PHONE: 860-490-7123 APPLICANT EMAIL: hibak126@gmail.com

APPLICANT SIGNATURE:  PRINT NAME: Mahmood Khan

5. DESIGN PROFESSIONAL INFORMATION

☒ CHECK IF PRIMARY CONTACT

FIRM: The Architects

PHONE: 860-232-2707

CONTACT PERSON: Robert B. Hurd, AIA

EMAIL: rbhurd@thearchitects.comcastbiz.net

179 Main Street – Site Plan Narrative (continued)

The conversion work will include the elimination of some paved area along the north and west edges of the existing paved lot, the closing of the existing entry drive on Naubuc Avenue nearest to Main Street, the addition of minor cosmetic changes to the building elevations especially the south elevation facing Naubuc Avenue, and the retention of the existing pump islands, the existing canopy and the existing passage entry doors.

The building's existing exterior materials will be retained; the garage-bay doors will be removed and replaced with infill framing and new windows at two of the bays and with infill framing and vinyl siding at the third bay. The building's interior will be reconfigured to contain a large beverage cooler, a small office, an accessible, gender-neutral toilet room and a mechanical room. Most of the floor area will contain retail sales area which typifies a small convenience store.

December 27, 2018

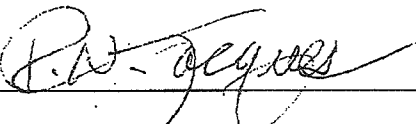
Jeff Cormier, Town Planner
Town of East Hartford
740 Main Street
East Hartford, CT 06108

RE: Application for Special Permit at 179 Main Street, East Hartford, Connecticut

Dear Mr. Cormier,

As owner of the property referenced above, I hereby acknowledge and approve the intent of Mahmood Khan to seek a Special Permit for conversion of the existing Repair Garage with gasoline sales to a Convenience Store with gasoline sales.

179 MSR LLC

By  Member

Print Name ROBERT W. JACQUES

PROPOSED CONVENIENCE STORE

179 MAIN STREET, EAST HARTFORD, CONNECTICUT

FOR

MAHMOOD KHAN

ARCHITECT:

THE ARCHITECTS - ROBERT B. HURD, AIA
56 ARBOR STREET, SUITE 403, HARTFORD, CT 06106

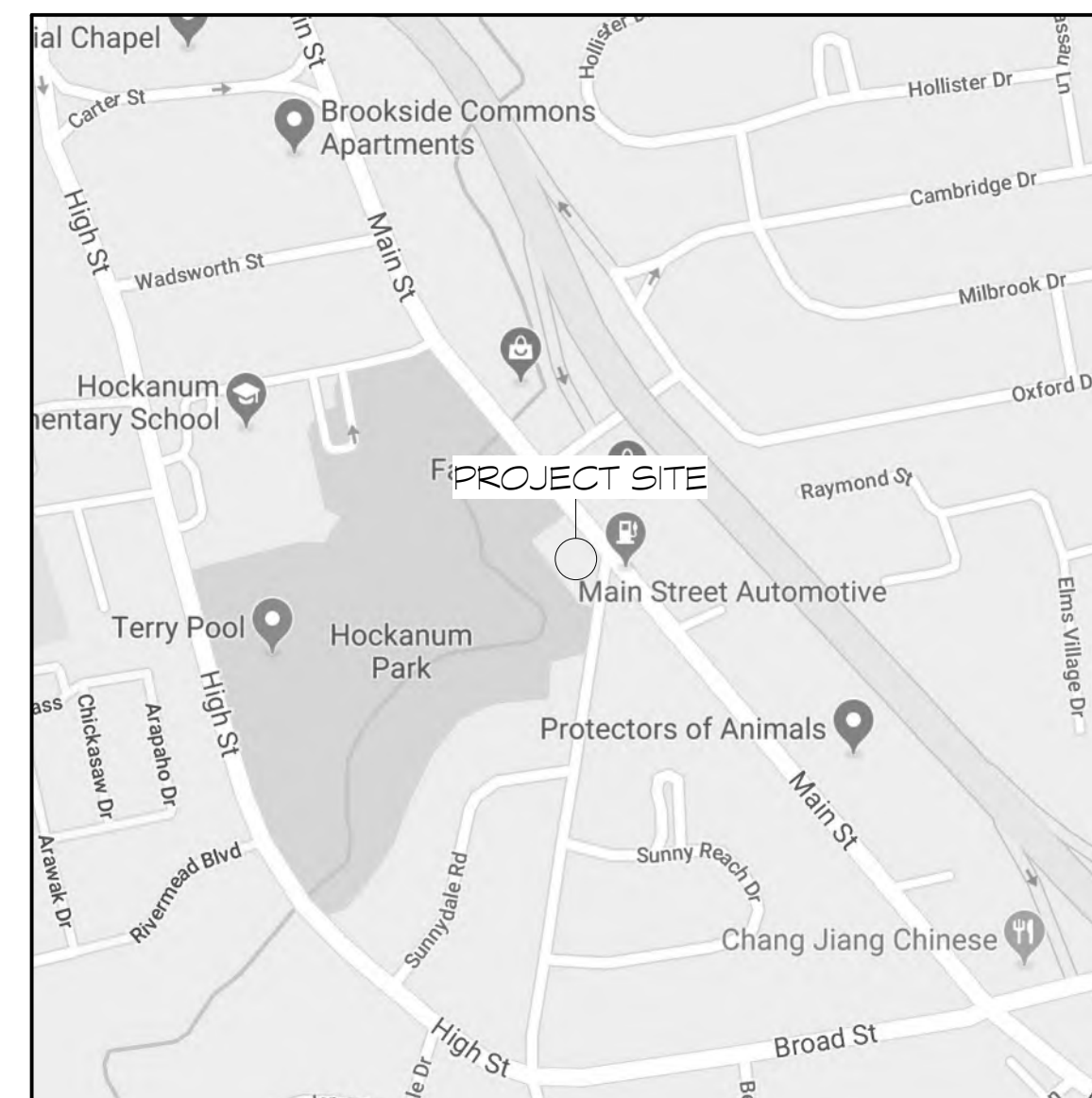
LIST OF DRAWINGS

NO SCALE

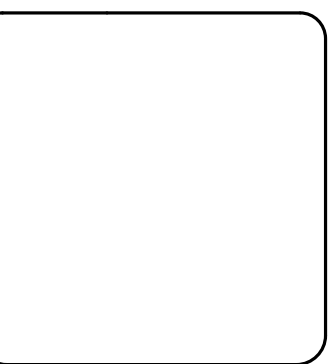
AO.1 - TITLE SHEET, LOCATION MAP, LIST OF DRAWINGS
A1.1 - BUILDING PLANS - SCHEMATIC SITE PLAN, LOCATION MAP, EXISTING SIGN,
ZONING CHART, AND NEW LAWN DETAIL
A1.2 - BUILDING PLANS - SCHEMATIC SITE LIGHTING PLAN AND DETAILS
A1.3 - BUILDING PLANS - EROSION AND SEDIMENT CONTROL SITE PLAN AND DETAILS
A1.4 - BUILDING PLANS - PROPOSED FLOOR PLAN
A2.1 - BUILDING ELEVATIONS - NORTH, EAST, AND SOUTH
A2.2 - BUILDING ELEVATIONS - EXISTING CONDITIONS

LOCATION MAP

1"=500'

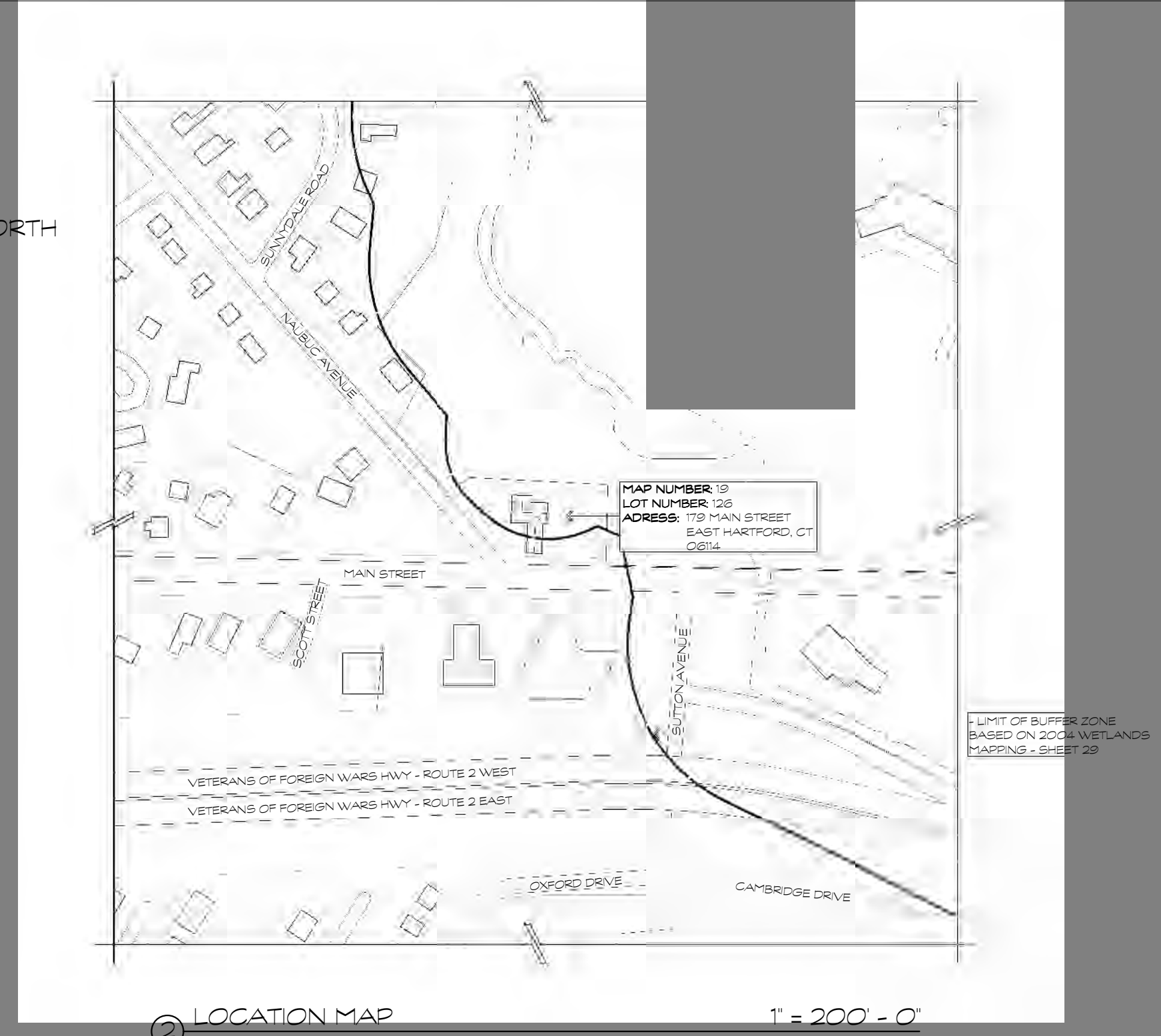


DATE: MARCH 9, 2019
SITE PLAN APPLICATION
REVISION DATE: MAY 30, 2019
GENERAL REVISIONS

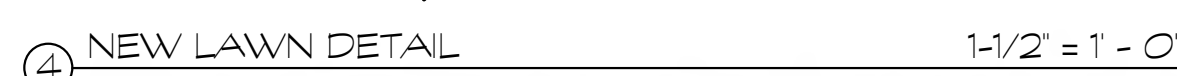
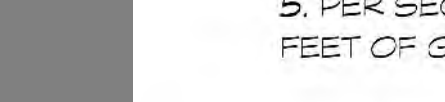


PROJ. NO. 18132
DWG. NO.

AO.1



A1.1



NOTES:

1. ZONING SUMMARY CHART WAS CREATED USING SECTION 303 RESIDENCE (R-3) ZONE OF THE EAST HARTFORD ZONING REGULATIONS, EFFECTIVE ON MARCH 'S, 1997 AND REVISED ON SEPTEMBER 2, 2015.
2. PER SECTION 303.3 VACANT OR OCCUPIED LOTS WHICH LEGALLY EXISTED PRIOR TO SEPTEMBER 30, 2001 SHALL HAVE A MINIMUM WIDTH OF 75' - 0" AND AN AREA OF AT LEAST 8,000 SF.
3. MEASUREMENT TAKEN FROM THE SOUTH FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
4. MEASUREMENT TAKEN FROM THE NORTH FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
5. PER SECT ON 209.3 SUB. 22 MINIMUM PARKING REQUIREMENTS IS ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA; 1,797.00 SF / 250 SF = 7 SPACES. OWNER SHALL PROVIDE 12 SPACES.

- LIMIT OF UPLAND REVIEW AREA
BASED ON 2004 WETLANDS
MAPPING - SHEET 29

PARCEL ID: 10787
MAP LOT: 18-48
OWNER: H & A ENTERPRISES INC 1/2 INT
ADDRESS: 21 NAUBUC AVENUE
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: R3
ACREAGE: 0.83

PARCEL ID: 10788
MAP LOT: 18-49
OWNER: T3 MNR LLC
ADDRESS: 23 NAUBUC AVENUE
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: R3
ACREAGE: 0.84

PARCEL ID: 8551
MAP LOT: 18-43
OWNER: TOWN OF EAST HARTFORD
ADDRESS: 191 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: R3
ACREAGE: 16.50

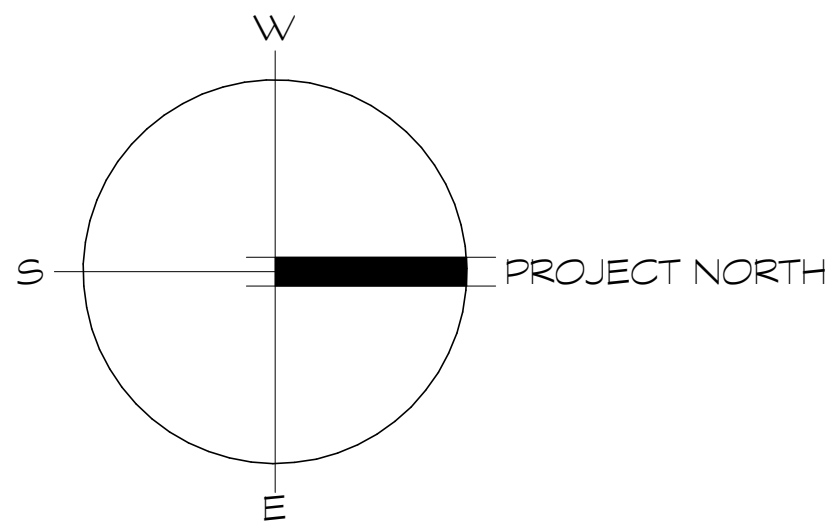
ACCOUNT NUMBER: 8547
MAP NUMBER: 18-25
LOT NUMBER: 105
OWNER: JAMES LLC
ADDRESS: 179 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: R3
ACREAGE: 0.74

PARCEL ID: 8541
MAP LOT: 18-25
OWNER: TOWN OF EAST HARTFORD
ADDRESS: 155 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: R3
ACREAGE: 0.86

PARCEL ID: 8546
MAP LOT: 18-51
OWNER: S. REFUGIO N. GUEBIA
DE DIOS EVANGELICA
ADDRESS: 175 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: B1
ACREAGE: 0.62

PARCEL ID: 8545
MAP LOT: 18-50
OWNER: JAMES P RODRIGUEZ
ADDRESS: 172 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: B1
ACREAGE: 0.35

PARCEL ID: 8548
MAP LOT: 18-49
OWNER: GEORGE BALIS
ADDRESS: 150 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06118
ZONE: B1
ACREAGE: 0.77



- EXST. FEWTERPOT BROOK

- NEW HUBBELL ASL-18L-SK
TYPE IV DISTRIBUTION
MOUNTED 14' H. ON
- NEW LIGHTING POLE

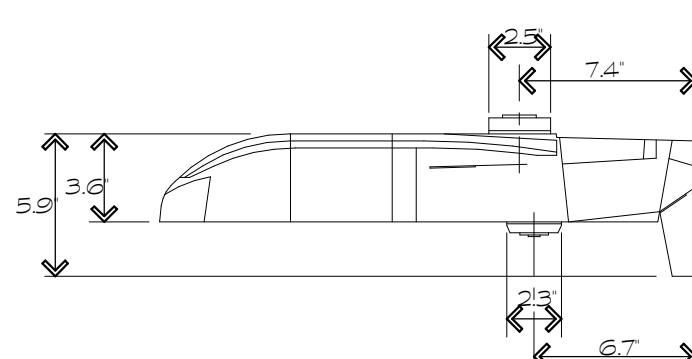
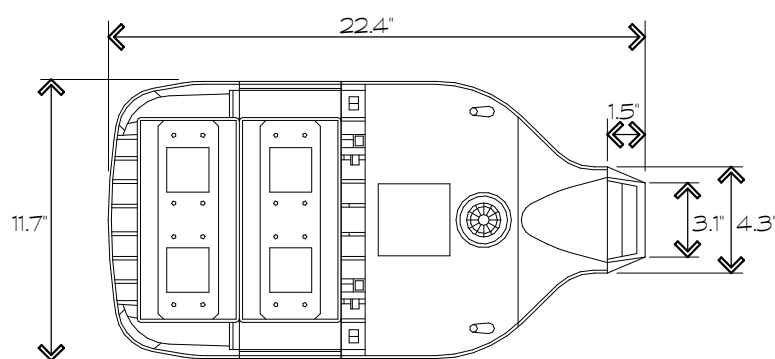
- NEW HUBBELL ASL-18L-SK
TYPE IV DISTRIBUTION
MOUNTED 14' H. ON
- NEW LIGHTING POLE

- LIMIT OF UPLAND REVIEW AREA
BASED ON 2004 WETLANDS
MAPPING - SHEET 29

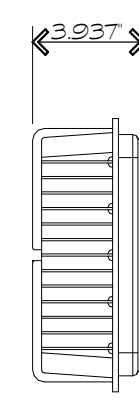
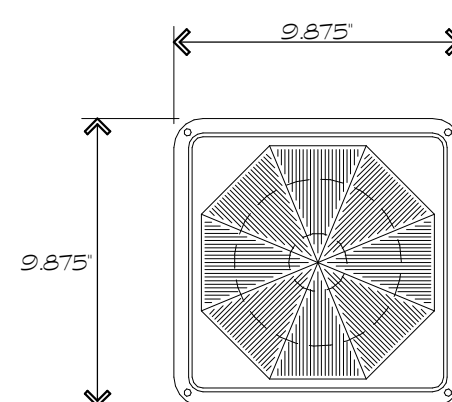
- NEW E-COCONIGHT
E-C6A02A-W50W
LED CANOPY LIGHT
MOUNTED TO UNDERSIDE
OF EXST. CANOPY AS
SHOWN TYP. OF 8

- NEW HUBBELL ASL-18L-SK
TYPE IV DISTRIBUTION
MOUNTED 14' H. ON
- NEW LIGHTING POLE

- EXST. UTILITY POLE



ASL-18L-SK	
BULB TYPE	LED PANEL
HOUSING COLOR	DARK BRONZE
DISTRIBUTION	TYPE IV
WATTAGE	120
VOLTAGE	120V - 277V
COLOR TEMPERATURE	5,000K
LUMENS	11,417
WEIGHT (LBS.)	18.0
MOUNTING HEIGHT	14' - 0"



E-C6A02A-W50W	
BULB TYPE	LED PANEL
HOUSING COLOR	WHITE POLYESTER POWDER COAT FINISH
DISTRIBUTION	TYPE VS
WATTAGE	28
VOLTAGE	120V - 277V
COLOR TEMPERATURE	5,000K
LUMENS	3,100
WEIGHT (LBS.)	5.0
MOUNTING HEIGHT	10' - 0"

② SITE LIGHTING DETAIL

NO SCALE

LIGHT DISTRIBUTION LEGEND

- 3 FC
- 2 FC
- 1 FC
- 0.5 FC
- 0.2 FC

① SCHEMATIC SITE LIGHTING PLAN

1" = 20' - 0"

THE ARCHITECTS

ROBERT B. H. ED. AIA
66 ARBOR STREET
HARTFORD, CT 06106
TEL: (860) 232-2707

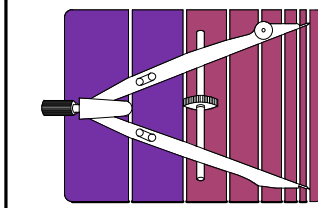
LOCATED IN CONNECTICUT
NEW YORK AND RHODE ISLAND

PROPOSED CONVENIENCE STORE

179 MAIN STREET, EAST HARTFORD, CONNECTICUT

FOR: MAHMOOD KHAN

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE
COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.



BUILDING PLANS - SCHEMATIC SITE LIGHTING PLAN AND
DETAILS

SCALE: AS NOTED REVISIONS: MAY 30, 2019
DATE: MARCH 9, 2019 GENERAL REVISIONS

PROJ. NO: 18132
DWG. NO:

A1.2

- LIMIT OF UPLAND REVIEW AREA
BASED ON 2004 WETLANDS
MAPPING - SHEET 29

PARCEL ID: 0167
MAP LOT: 34-6
OWNER: M S A ENTERPRISES INC 1/2 INT
ADDRESS: 21 NAUBUC AVENUE
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.83

PARCEL ID: 0168
MAP LOT: 34-9
OWNER: T9 MSR LLC
ADDRESS: 23 NAUBUC AVENUE
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.94

PARCEL ID: 2551
MAP LOT: 19-5
OWNER: TOWN OF EAST HARTFORD
ADDRESS: 191 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 16.50

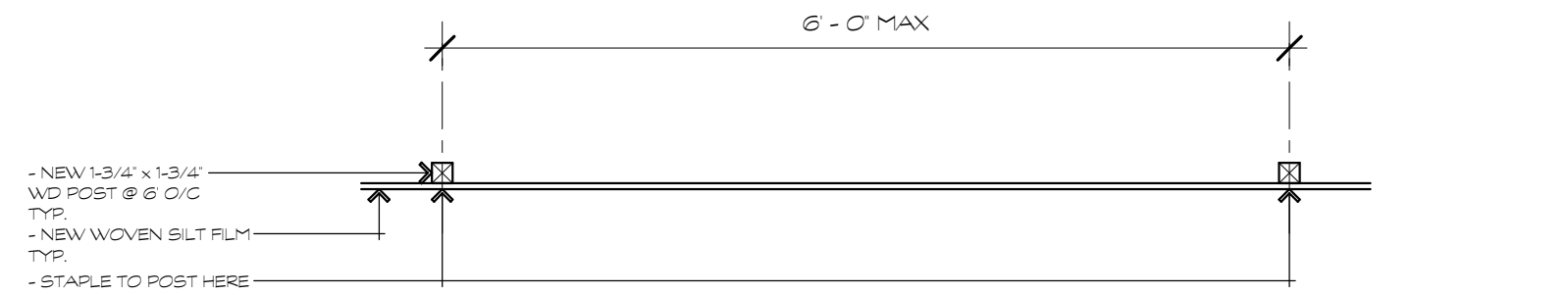
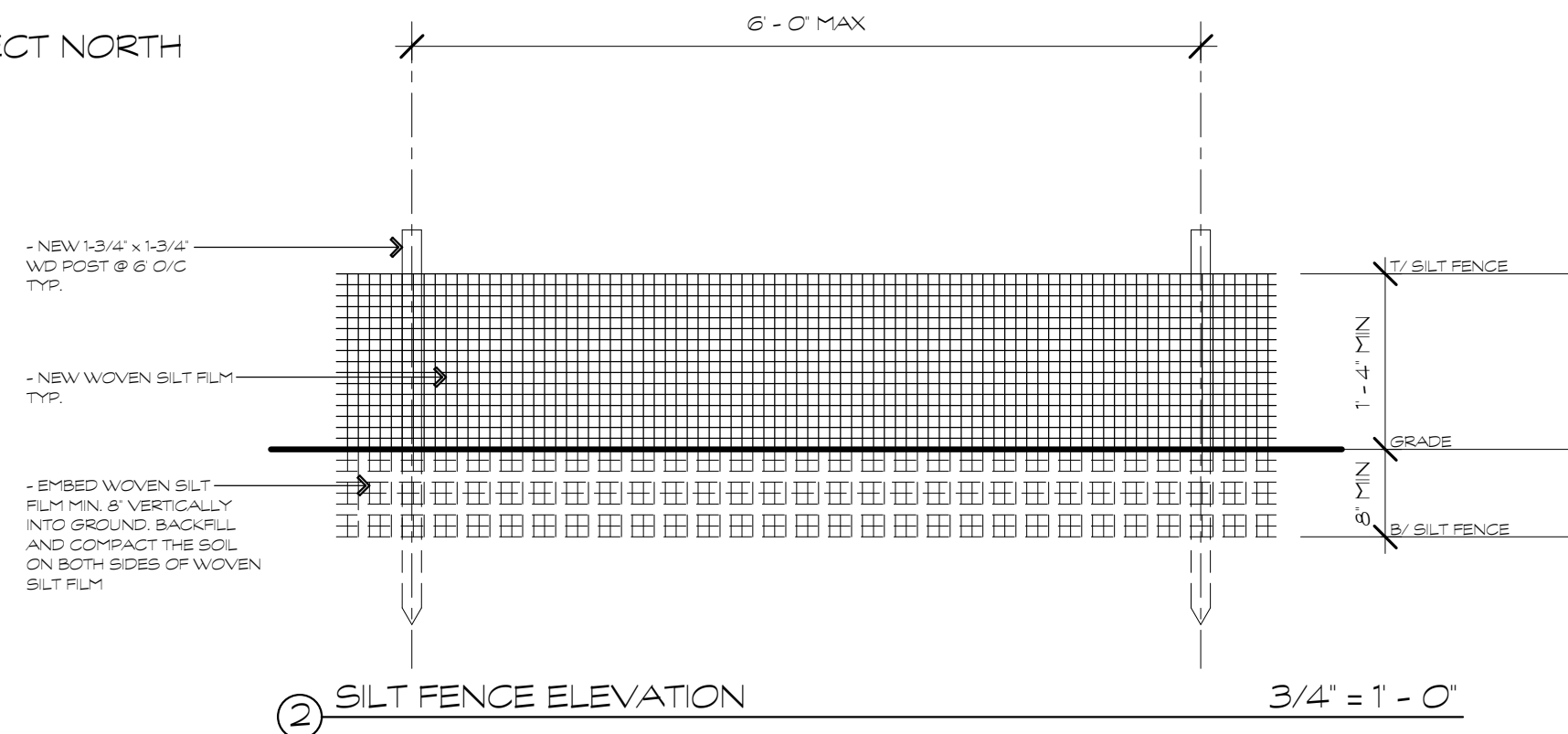
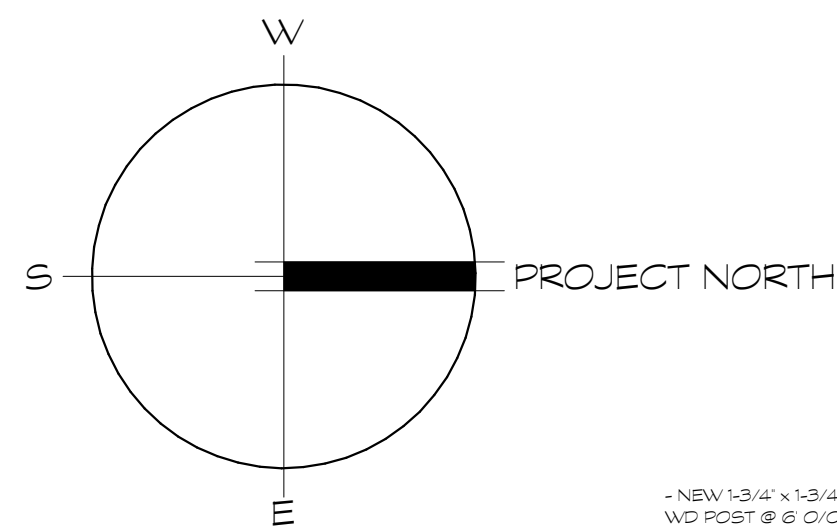
ACCOUNT NUMBER: 8547
MAP NUMBER: 19-25
LOT NUMBER: 02
OWNER: T9 MSR LLC
ADDRESS: 179 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.74

PARCEL ID: 8541
MAP LOT: 19-25
OWNER: TOWN OF EAST HARTFORD
ADDRESS: 185 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.86

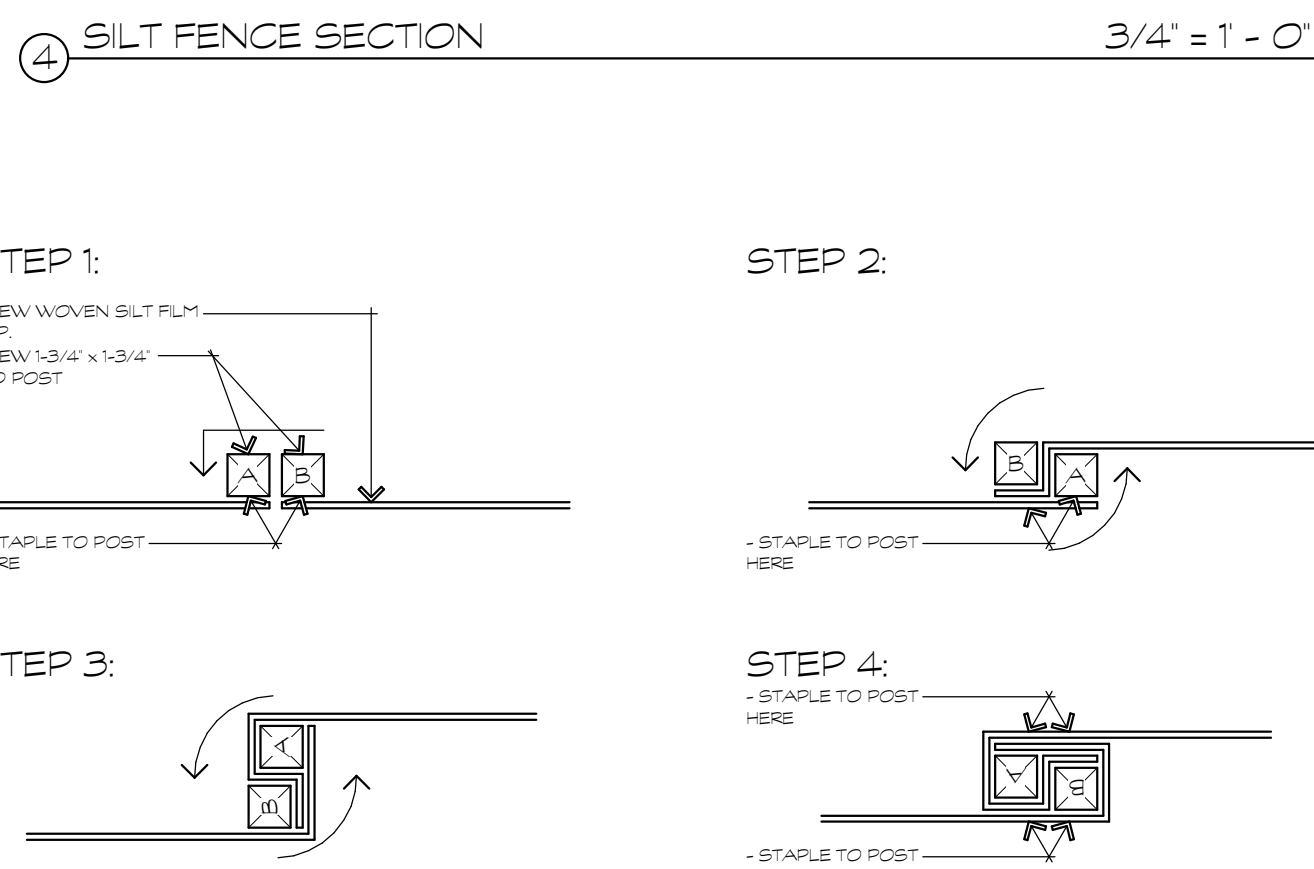
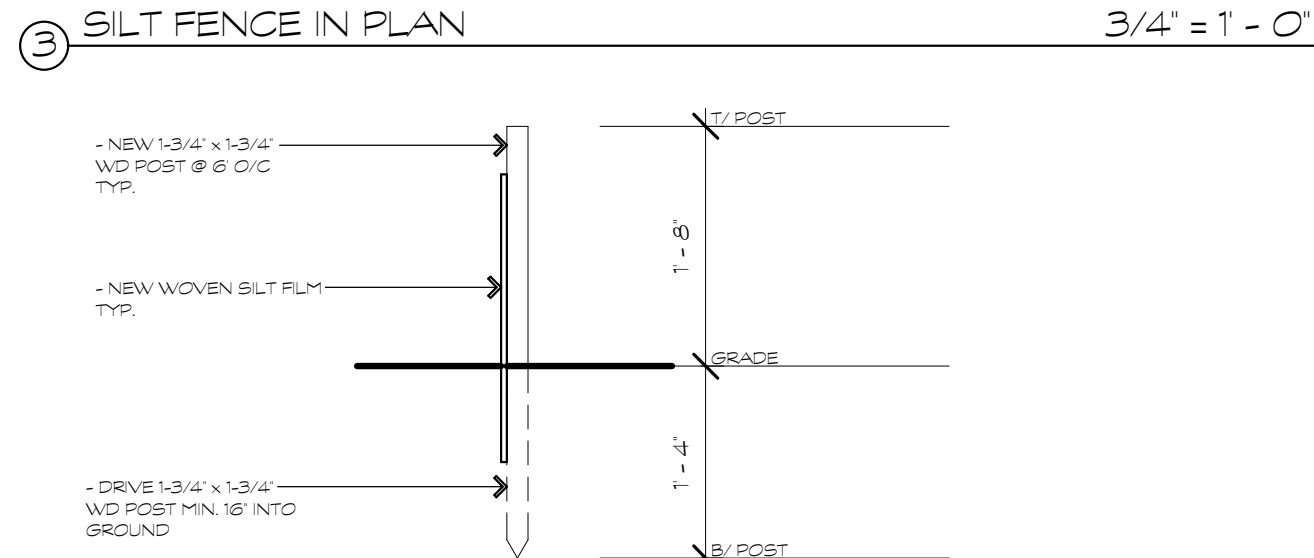
PARCEL ID: 8548
MAP LOT: 19-25
OWNER: EL REFUGIO N. SUEBIA
DE DCS EVANGELICA
ADDRESS: 178 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.82

PARCEL ID: 8545
MAP LOT: 19-150
OWNER: JAMES P RODRIGUEZ
ADDRESS: 172 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.35

PARCEL ID: 2548
MAP LOT: 19-49
OWNER: GEORGE BALIS
ADDRESS: 180 MAIN STREET
CITY: EAST HARTFORD
STATE: CT
ZIP: 06108
ZONE: R3
ACREAGE: 0.77



NOTE:
1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGE DEVELOPS IN WOVEN SILT FENCE, OR WHEN SEDIMENT / DEBRIS REACHES 25% THE HEIGHT OF THE WOVEN SILT FENCE.
2. REPLACE DAMAGED OR TORN WOVEN SILT FENCE.
3. IF WOOD POST FAILS OR BREAKS, THEN REINSTALL FENCE.



- CONSTRUCTION SEQUENCE AT DISTURBED AREA:
1. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL THE SOIL AND SEDIMENT CONTROLS ALONG THE WEST PROPERTY LINE PRIOR TO BEGINNING WORK ON THE REMOVALS DESCRIBED BELOW.
 2. THE SITE CONTRACTOR SHALL BREAK UP AND REMOVE THE EXISTING PAVING, ESTIMATED AT 3 INCHES THICK, AT THE DESIGNATED AREA (EXISTING FENCED-IN STORAGE AREA).
 3. THE SITE CONTRACTOR SHALL ENGAVATE AND REMOVE FROM THE SITE APPROXIMATELY 5 INCHES OF THE EXISTING BASE AT THE DESIGNATED AREA.
 4. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN, WELL-DRAINED GRAVEL FILL, 4 INCHES THICK, OVER THE DESIGNATED AREA.
 5. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN TOPSOIL, 4 INCHES THICK, AND FREE OF WEEDS AND OTHER DISTRIBUOUS MATERIALS, OVER THE DESIGNATED AREA.
 6. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL GROUND LIMESTONE AT THE RATE OF 50 POUNDS PER SQUARE FOOT AT THE DESIGNATED AREA PRIOR TO FERTILIZING AND SEEDING.
 7. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL STARTER FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA PRIOR TO SEEDING.
 8. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL NEW GRASS SEED AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA.
 9. THE SITE CONTRACTOR SHALL APPLY MULCH OVER THE NEWLY SEEDDED LAWN AREA IMMEDIATELY AFTER SEEDING.
 10. FINALLY, THE SITE CONTRACTOR SHALL PROVIDE WATER AND MAINTENANCE AT THE NEWLY SEEDDED AREA FOR AT LEAST 60 DAYS OR UNTIL THE LAWN IS COMPLETELY VISIBLE.

1 EROSION AND SEDIMENT CONTROL SITE PLAN

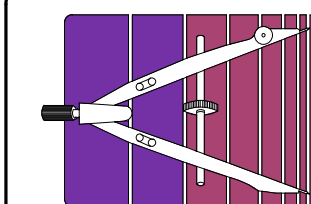
1" = 20' - 0"

THE ARCHITECTS

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PROPOSED CONVENIENCE STORE
179 MAIN STREET, EAST HARTFORD, CONNECTICUT
FOR: MAHMOOD KHAN

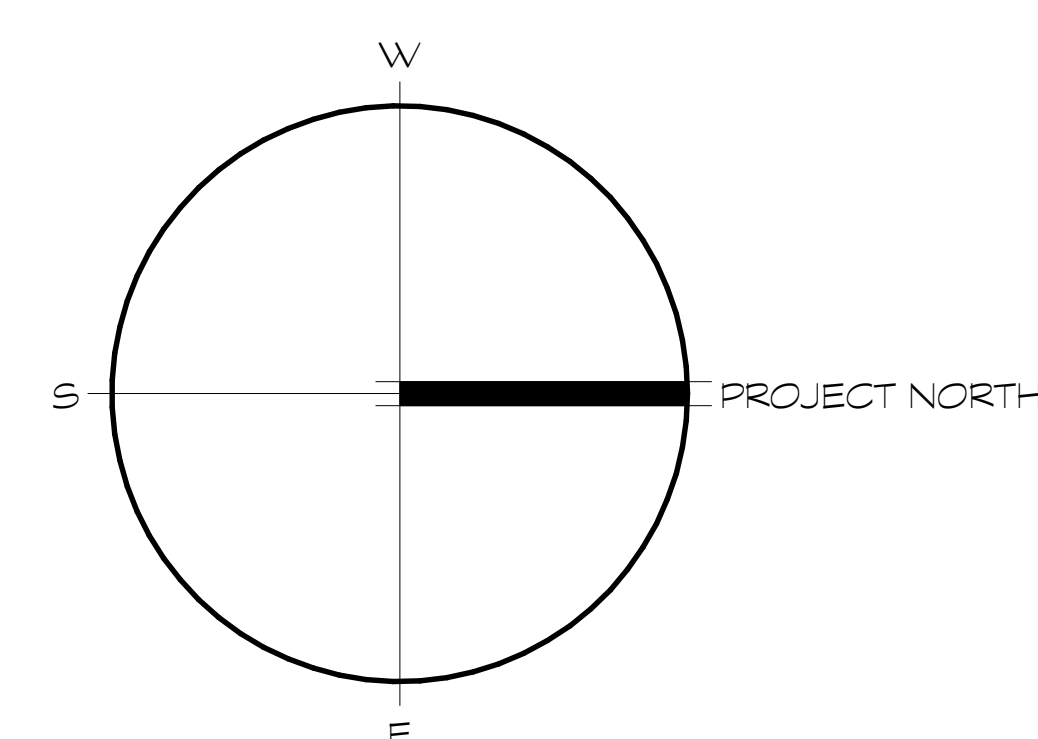
ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE
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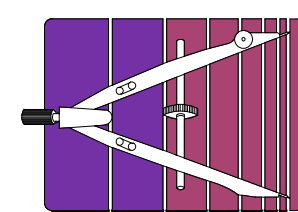
BUILDING PLANS - EROSION AND SEDIMENT CONTROL SITE
PLAN AND DETAILS

SCALE: AS NOTED REVISIONS: MAY 30, 2019
DATE: MARCH 9, 2019 GENERAL REVISIONS

PROJ. NO: 18132
DWG. NO:
A1.3


$$\frac{1}{4}'' = 1' - 0''$$

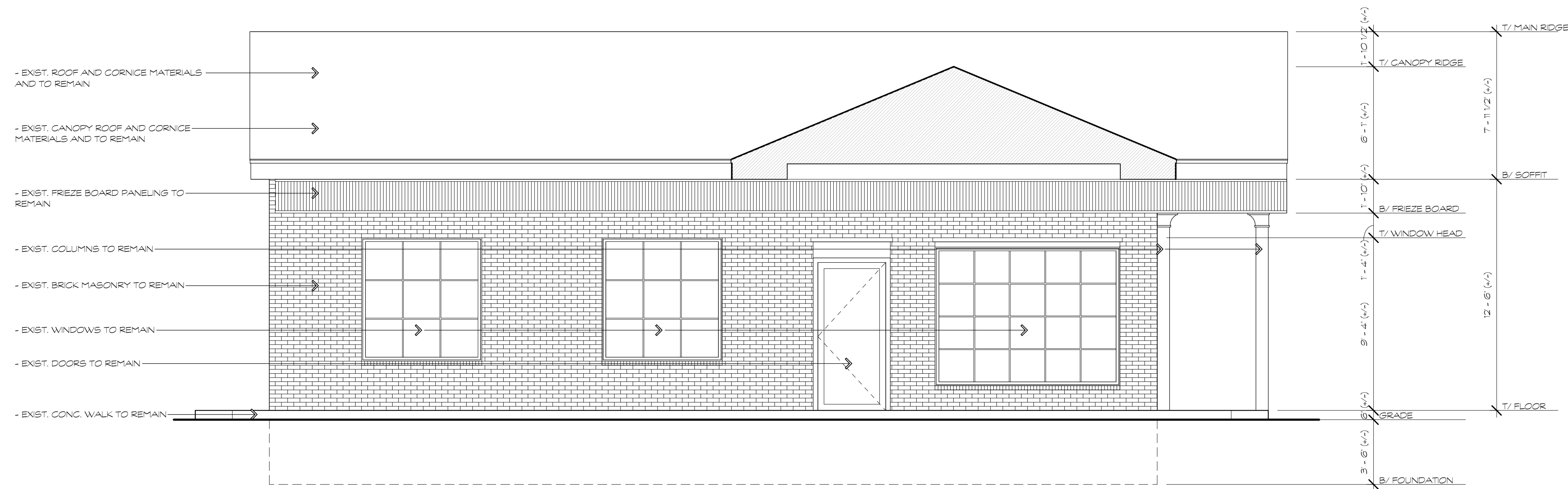
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THE ARCHITECTS
ROBERT B. HURD, AIA
56 ARBOR STREET
HARTFORD, CT 06106
TEL: (860) 232-2707

LICENSED IN CONNECTICUT,
NEW YORK, AND RHODE ISLAND



① EAST ELEVATION

1/4" = 1' - 0"



② SOUTH ELEVATION

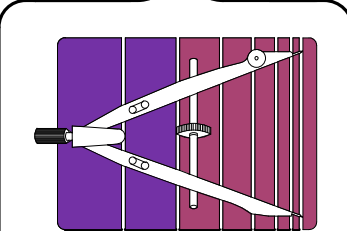
1/4" = 1' - 0"

BUILDING ELEVATIONS - EAST AND SOUTH

SCALE: AS NOTED REVISIONS: MAY 30, 2019
DATE: MARCH 9, 2019 GENERAL REVISIONS

PROJ. NO: 18132
DWG. NO:

A2.1



PROPOSED CONVENIENCE STORE
179 MAIN STREET, EAST HARTFORD, CONNECTICUT
FOR: MAHMOOD KHAN

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

THE ARCHITECTS
ROBERT B. MAJES, AIA
66 ARBOR STREET
HARTFORD, CT 06106
TEL: (860) 232-2707
LICENSED IN CONNECTICUT
NEW YORK AND RHODE ISLAND



1 EXISTING BUILDING CONDITIONS NO SCALE



2 EXISTING BUILDING CONDITIONS NO SCALE



3 EXISTING BUILDING CONDITIONS NO SCALE



4 EXISTING BUILDING CONDITIONS NO SCALE

<p>THE ARCHITECTS ROBERT B. H. & CO. AIA 66 ABBOT STREET HARTFORD, CT 06106 TEL: (860) 232-2707 LOCATED IN CONNECTICUT NEW YORK AND RHODE ISLAND</p>	
<p>PROPOSED CONVENIENCE STORE 179 MAIN STREET, EAST HARTFORD, CONNECTICUT FOR: MAHMOOD KHAN</p>	
<p>ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.</p>	
<p>BUILDING ELEVATIONS - EXISTING CONDITIONS</p>	
<p>SCALE: AS NOTED</p>	<p>REVISIONS: MAY 30, 2019 GENERAL REVISIONS</p>
<p>DATE: MARCH 9, 2019</p>	
<p>PROJ. NO: 18132 DWG. NO:</p>	
<p>A2.2</p>	