TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM

DATE: 10/4/2016

Official Receipt Date: ____/____/____

1. APPLICATION TYPE: (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- ☑ SITE PLAN APPLICATION
- ☐ SITE PLAN MODIFICATION
- ☐ FLOOD HAZARD – MAJOR*
- ☐ FLOOD HAZARD – MINOR*
- ☐ NATURAL RESOURCES REMOVAL AND FILLING
- ☐ SPECIAL USE PERMIT*
- ☐ ZONING MAP CHANGE*
- ☐ TEXT AMENDMENT*
- ☐ SITE LOCATION APPROVAL
  - VEHICLE SALES ▶ ☐ NEW ☐ USED
  - REPAIRER ▶ ☐ LIMITED ☐ GENERAL
  - FUEL SALES ▶ ☐ FILLING STATION
- ☑ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): +/-7,200 sf

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 127 Park Avenue ZONE: B3

ASSESSORS MAP AND LOT: 25-370 PARCEL SIZE (ACRES OR SQ. FT.): 7.35

PROJECT NAME: Proposed Parking Expansion and Water Line Extension

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

1. The project will remove +/-2,200 sf of pavement, add +/- 6,800 sf of pervious pavers and +/-300 sf of new pavement to the west end of the site to provide 28 additional parking spaces for Unit 1.
2. Upgrade to a 10" water line which will provide fire service to each unit.
3. Add a natural gas meter along the northern side of the building outside of Unit 2.
4. Add striping to exist. pavement along the northern side of the building for an additional 14 spaces

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: WE 115 Park LLC, C/O Winstanley Enterprises LLC

OWNER ADDRESS: 150 Baker Avenue Extension, Suite 303, Concord, MA01742

OWNER PHONE: 978-287-5000 OWNER EMAIL: awinstanley@winent.com

OWNER SIGNATURE: _____ PRINT NAME: _____

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: WE 115 Park LLC

APPLICANT ADDRESS: c/o Winstanley Enterprises LLC, 150 Baker Ave Extn, Concord, MA 01742

APPLICANT PHONE: 978-287-5000 APPLICANT EMAIL: BGA@WinEnt.com

APPLICANT SIGNATURE: Barbara A Green PRINT NAME: Barbara A. Green

5. DESIGN PROFESSIONAL INFORMATION ☑ CHECK IF PRIMARY CONTACT

FIRM: Howard Stein Hudson PHONE: 617-348-3308

CONTACT PERSON: Katie Enright EMAIL: kenright@hshassoc.com

HOWARD STEIN HUDSON

Engineers + Planners

SUPPLEMENTAL DATA REPORT

Proposed Parking Expansion and Water Line Extension 127 Park Avenue

East Hartford, Connecticut

Prepared by:

Howard Stein Hudson
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824

October 2016

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Existing Conditions

The subject site is a ±7.35 acre parcel in the Business Zone 3 (B3) zoning district at 127 Park Avenue (Assessor Map 25 Lot 370). The parcel is located south of Park Avenue.

The site contains an existing ±157,268 sf 1-story warehouse building which is divided into 3 units. Unit 1 is currently vacant and Units 2 and 3 are occupied by Bakery on Main.

The existing building is surrounded to the west, north and east by paved parking, loading docks and associated paved access ways. Abutting to the north of the property is the Southern Connecticut Railroad Company. Directly abutting to the south of the building is also the Southern Connecticut Railroad Company. Access to the site is currently provided by a ±27' wide driveway from the existing ±75' wide curb cut along the northern entrance off of Park Avenue. Access is also provided on the northwest side of the property through a 50' wide access easement across the Southern Connecticut Railroad Company.

Existing utilities are such that existing building is serviced by an 8-inch water line which runs along the northwest side of the building. The building is also serviced by two 6-inch PVC sanitary sewer lines one of which is tied into a grease trap. Natural gas is serviced from Park Avenue and ties into the northeast corner of the building. Overhead electric is serviced from CLP 5821 which is located off the westbound lane of Park Avenue. The existing on-site closed conduit storm drain system ties into an existing drain manhole.

There are currently 106 striped parking spaces on the northeast side of the building with an additional 5 striped parking spaces on the southwest side of the building for a total of 111 spaces.

Proposed Conditions

The project proposes to remove approximately 2200 sf of existing pavement and add approximately ±6,800 square feet of concrete and grass pavers to the southwest end of the property to provide for twenty eight (28) additional parking spaces for Unit 1. The plan also proposes to add striping to the north, central portion of existing pavement to allow for an additional fourteen (14) spaces. The improvements to the building are being proposed to accommodate a new tenant in Unit 1, Hillyard RoVic (a cleaning and sanitary supply company).

Due to the design, stormwater runoff is minimal due to the removal of a portion of existing pavement and addition of new pervious pavers. This reduces the total amount of impervious areas on site. The 25 year storm event for the portion of the lot to the southwest of the existing building has been modeled to show the minimal increase in runoff in the design storm due to the concrete infrastructure of the pervious pavement grid.

The proposal also calls for the upgrade to a 10" water line which will provide fire service to each unit in the building. The new 10" water line will tie into the existing 10" main on Park Avenue with a 10" x 10" tapping sleeve and gate. The new line will extend approximately ±1,190 feet from Park Avenue along the northwest property line and terminate at the western end of the building. A temporary Construction Easement will be required for the installation of the water line within the Southern Connecticut Railroad Right of Way.

A natural gas meter is proposed to be added along the northern side of the building outside of Unit 2. The meter is to be connected to the existing gas line north of the property. The exact location of the new meter and connection are to be determined by Connecticut Natural Gas.

All other existing utility connections are to remain unchanged.

Zoning

General Business (GB) zoning district

Dimensional Requirements	Required	Existing	Proposed
Minimum Lot Area	10,000 sf	320,081 sf	320,081 sf
Minimum Lot Frontage	60 ft	105 ft	105 ft
Minimum Lot Width	100 ft	117 ft	117 ft
Minimum Front Yard	10 ft	266.9 ft	266.9 ft
Minimum Side Yard	5 ft	18.1 ft	18.1 ft
Opposite Side	10 ft	239 ft	239 ft
Minimum Rear Yard	25 ft	0 ft	0 ft
Minimum Open Space	25%	13.6%	12.2%
Maximum Impervious Surface	85%	86.4%	85.8%
Maximum Building Height	50 ft	35.4 ft	35.4 ft

Hydrology

The majority of the existing site, specifically the existing paved parking area to the north and north east portion of the site currently drains to a closed conduit system comprised of a series of HDPE and RCP conduits from catch basins and drain manholes which tie into the municipal storm drain system in Park Avenue. The proposal calls for the existing building to be retained, and existing paved areas to be retained. The parking area will be expanded in the western end of the site using pervious grassed pavers. The project proposes to remove 2,194 sf of existing pavement and add 6,812 sf of pervious pavers along with 296 sf of new pavement to square off the existing parking area.

Stormwater runoff due to the design is minimal due to the removal of a portion of existing pavement and addition of new pervious pavers. This reduces the total amount of impervious areas on site. The 25 year storm event for the portion of the lot to the south of the existing building has been modeled to show the minimal increase in runoff in the design storm due to the concrete infrastructure of the pervious pavement grid.

Peak Runoff Rate Attenuation for the 25 year Storm Frequency event has been handled in accordance with Chapter 7.6.3 of the 2004 Connecticut Stormwater Quality Manual. Natural Resources Conservation Services (NRCS) mapping indicates the majority of the soil is classified as Urban Land (HSG D).

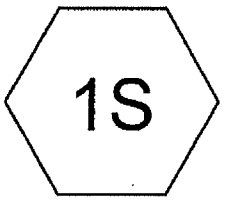
7.6.3 Peak Runoff Attenuation

	25 year
To Subsurface Infiltration	
Pre-Development	2.72
Post-Development	2.84
Pre to Post Comparison (cfs)	+0.12
Volume (cf)	562

Appendix A: Erosion & Sediment Control Notes

1. Erosion and sediment control measures must be installed prior to the start of construction and maintained and upgraded as necessary during construction by the contractor. It is the contractor's responsibility to inspect and install additional control measures as needed during construction.
2. Any catch basins receiving drainage from the project site must be provided with a catch basin filter.
3. Stabilization of all re-graded and soil stockpile areas must be maintained during all phases of construction.
4. Sediment removed from erosion and sediment control devices must be properly removed and disposed. All damaged controls must be removed and replaced.
5. The contractor is responsible for implementing the erosion and sediment control plan. This includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, and notifying the proper city agency of any transfer of this responsibility.
6. The contractor shall be responsible for controlling wind erosion and dust throughout the life of his contract. Dust control may include, but is not limited to, sprinkling of water on exposed soils and street sweeping adjacent roadways.
7. If final grading is to be delayed for more than 21 days after land disturbance activities cease, temporary vegetation or mulch shall be used to stabilize soils within 14 days of the last disturbance.
8. If a disturbed area will be exposed for greater than one year, permanent grasses or other approved cover must be installed.
9. The contractor must keep on-site at all times additional erosion control measures for the installation at the direction of the engineer or the city to mitigate any emergency condition.
10. The construction fencing and erosion and sediment controls as shown may not be practical during all stages of construction. Earthwork activity on-site must be done in a manner such that runoff is directed to a sediment control device or infiltrated to the ground.
11. Demolition and construction debris must be properly contained and disposed of.
12. Disposal of all demolished materials is the responsibility of the contractor and must be hauled off-site in accordance with all federal, state and local requirements.

Appendix B: HydroCAD Report



Pre development Brush

Post dev pavers

Subcat Reach Pond Link

Routing Diagram for 127 Park Ave - Pavers wo storage under
Prepared by Howard Stein Hudson , Printed 10/12/2016

Summary for Subcatchment 1S: Pre development Brush

Runoff = 2.72 cfs @ 12.03 hrs, Volume= 8,135 cf, Depth= 4.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.04"

	Area (sf)	CN	Description
	6,765	73	Brush, Good, HSG D
*	13,220	98	pavement
	19,985	90	Weighted Average
	6,765		33.85% Pervious Area
	13,220		66.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0260	1.30		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.08"
1.0	125	0.0096	1.99		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	61	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.0	236	Total			

Summary for Subcatchment 2S: Post dev pavers

Runoff = 2.84 cfs @ 12.03 hrs, Volume= 8,697 cf, Depth= 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.04"

	Area (sf)	CN	Description
*	12,252	98	Pavement
	2,245	80	>75% Grass cover, Good, HSG D
	2,121	73	Brush, Good, HSG D
*	3,367	98	Paver 60% concrete
	19,985	93	Weighted Average
	4,366		21.85% Pervious Area
	15,619		78.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0260	1.30		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.08"
0.7	88	0.0096	1.99		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.8	99	0.0150	1.97		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.1	237	Total			