

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

DATE: MAY 9, 2018

Official Receipt Date:

5, 10, 18

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input checked="" type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
- ☒ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 249 Silver Lane and 257 Silver Lane ZONE: B-2, R-4

ASSESSORS MAP AND LOT: Map 23, Lots 190 and 167 PARCEL SIZE (ACRES OR SQ. FT.): 83,536 sq. ft

PROJECT NAME: Irving Oil Retail Facility

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Proposed 5,000 square foot retail store with drive through lane and five station gas dispenser with canopy. Pursuant to Regulations Section 228.2(j), the Applicant requests relief from the drive through queues to allow for queuing of eight (8) vehicles.

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: 249-257 Silver Lane, LLC

OWNER ADDRESS: 24 McNulty Drive, East Hartford, CT 06118

OWNER PHONE: (860)983-5693 OWNER EMAIL: _____

OWNER SIGNATURE: Greg Neary PRINT NAME: Greg Neary

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: Irving Oil Marketing, Inc.

APPLICANT ADDRESS: 190 Commerce Way, Portsmouth, NH 03801

APPLICANT PHONE: 603-812-5062 APPLICANT EMAIL: Michael.mclaughlin2@irvingoil.com

APPLICANT SIGNATURE: Michael McLaughlin PRINT NAME: Michael McLaughlin

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: MHF Design Consultants, Inc.

PHONE: 603-893-0720

CONTACT PERSON: Patrick McLaughlin

EMAIL: pwm@mhfdesign.com

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

A. SPECIAL USE PERMIT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

- 1) Applicable Section of the Zoning Regulations: 1. Section 402.2(a), Auto Filling Stations
2. Section 402.2(f), Drive Through Facilities
3. Section 209.2, Offsite Parking
- 2) Describe how the proposed Special Use Permit relates to the Plan of Conservation and Development:

See Exhibit A.

- 3) Describe how the proposed Special Use Permit will benefit the Town of East Hartford:

See Exhibit A.

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

- 1) Name of associated watercourse: _____
- 2) Total amount of land (in sq. ft.) to be affected within the:
- a. Flood Hazard Zone: _____
 - b. Floodway: _____
 - c. Floodway fringe: _____
- 3) Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

C. ZONING MAP CHANGE	(ATTACH ADDITIONAL SHEETS IF NEEDED)
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1) Zoning information:

a. Existing Zoning District: _____

b. Proposed Zoning District: _____

2) Describe the existing and proposed use of land and buildings in zone change area:

3) Describe how the proposed Zone Change relates to the Plan of Conservation and Development:

4) Describe how the proposed Zone Change will benefit the Town of East Hartford:

D. TEXT AMENDMENT	(ATTACH ADDITIONAL SHEETS IF NEEDED)
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1) Section number and wording of existing Zoning Regulation proposed for amendment:

2) Proposed revision, addition, or change in wording to the Zoning Regulations:

3) Describe the circumstance that justifies the proposed amendment:

4) Describe how the proposed amendment clarifies or improves the Zoning Regulations and improves development in the Town of East Hartford:

5) Describe how the proposed amendment relates to the Plan of Conservation and Development:

EXHIBIT A

IRVING OIL APPLICATION 246 SILVER LANE

A.2. Describe how the proposed Special Use Permit
relates to the Plan of Conservation and Development:

The site is located within the B-2 Zone as indicated on the zone map and in the POCD. The POCD recommends that this section of Silver Lane remain within the B-2 Zone.

The Plan of Conservation and Development identifies the Silver Lane corridor as a special study area. The strategies for Silver Lane identified in Chapter 13, Action Agenda include a section recommending additional buffering, screening and landscaping. The proposed development of the site will include enhanced buffering, landscaping and screening of the site, which has been vacant for many years.

A.3. Describe how the proposed Special Use
Permit will benefit the Town of East Hartford

Irving Oil seeks approval to construct a 5,000 square foot retail store with five gasoline dispensers and a canopy. The store will be Irving Oil's new prototype facility that has proven to be very popular with its customer base in other states and Canada. The Town will benefit by the development of a state of the art convenience store, restaurant and gasoline station located on a major commercial corridor. The new investment represented by the proposal will likely result in additional investment in that section of Silver Lane.