

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

DATE: 2/21/2017

Official Receipt Date:

2 / 21 / 17

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

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

- | | |
|--|--|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input checked="" type="checkbox"/> SITE PLAN MODIFICATION | <input 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.): 4,900 sf

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 801 Silver Lane, East Hartford, Connecticut ZONE: B-6

ASSESSORS MAP AND LOT: 45-121 PARCEL SIZE (ACRES OR SQ. FT.): 3.2 Acres

PROJECT NAME: Proposed Aldi Store #47 Expansion

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Proposed 826 s.f. addition to the loading dock of an existing 16,854 sf Aldi Store.

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: ALDI Inc

OWNER ADDRESS: 295 Rye Street, South Windsor, CT 06074

OWNER PHONE: 860-290-2900, ext 116 OWNER EMAIL: bruno.lourenco@aldi.us

OWNER SIGNATURE: Bruno Lourenco PRINT NAME: Bruno Lourenco

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: _____

APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☒ CHECK IF PRIMARY CONTACT

FIRM: BL Companies, Inc. PHONE: 860-249-2200

CONTACT PERSON: Jeffery Bord, P.E. EMAIL: jbord@blcompanies.com

February 21, 2017

Jeffrey Cormier, Town Planner
Development/Planning
740 East Main Street
East Hartford, CT 06108

RE: Proposed Addition – Aldi, Inc.
801 Silver Lane
East Hartford, CT

Dear Mr. Cormier,

We are pleased to submit this Stormwater Management Letter for the proposed building addition to the existing Aldi supermarket at 801 Silver Lane, East Hartford, Connecticut. The purpose of this letter is to present the Town of East Hartford with sufficient information regarding the technical aspects of the proposed project and to review the associated potential impacts relative to the stormwater management system.

The property is a 3.2 acre parcel and is currently developed with an existing Aldi Supermarket. The redevelopment will include an 826 s.f. building addition, revised stormwater management system, and landscaping.

Existing Site Conditions

The project redevelopment area on the property is mostly developed. The site currently is occupied by a paved parking areas, drive aisles, walks, and landscaped islands. The stormwater is collected in a series of catch basins and is discharged into a stormwater basin in the rear and front of the property before ultimately discharging to the Town system in Silver Lane.

The site soils identified by the United States Department of Agriculture (USDA) Natural Resources Conservation Service consist of “urban land” has a hydraulic soil group rating of D.

There are no wetlands on the property and this proposed redevelopment does not fall within a regulated area or buffer.

The site falls outside any FEMA flood zone.

Developed Site Conditions

The proposed redevelopment will provide Aldi with additional 826 sf of storage space. A variance was approved from the Zoning Board of Appeals for the proposed rear yard setback encroachment. The site development will include partial demolition of the existing building and construction of the building addition with the stormwater piping, and landscaping.

Conclusion

The proposed impervious surfaces on the site will be slightly increased which will result in negligible increase in peak discharges. The reuse of the same discharge point will maintain flow patterns from the site.

This letter has been prepared to compliment the submitted project plans as well as to represent the technical basis for the designs presented herein.

Very truly yours,
BL COMPANIES



Jeffrey Bord, P.E.
Project Manager