

ENFIELD PLANNING AND ZONING COMMISSION
SPECIAL MEETING
AGENDA
THURSDAY MARCH 3, 2022 – 7:00 PM
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

You may watch the meeting live on YouTube at <https://youtu.be/1VosH6w7hLU>

RECEIVED
ENFIELD TOWN CLERK
2022 FEB 28 PM 1:24
Shelby M Bailey

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Approval of Minutes** (None)
5. **Zoning Enforcement Report** (None)
6. **Public Participation**
7. **New Public Hearings** (None)
8. **Old Public Hearings** (None)
9. **New Business** (None)
10. **Old Business**
 - a. **SPR# 1881** – 25/35 Bacon Road – Site Plan Review for a warehouse/distribution center; WE 35 Bacon Road LLC, Owner; WE 35 Bacon Road LLC, Applicant; Map 94/Lot 65; I-1 Zone.
11. **Other Business** (None)
12. **Correspondence**
13. **Commissioner’s Correspondence**
14. **Director of Development Services Report**
15. **Applications to be Received** (None)
16. **Opportunities/Unresolved Issues**
17. **Adjournment**

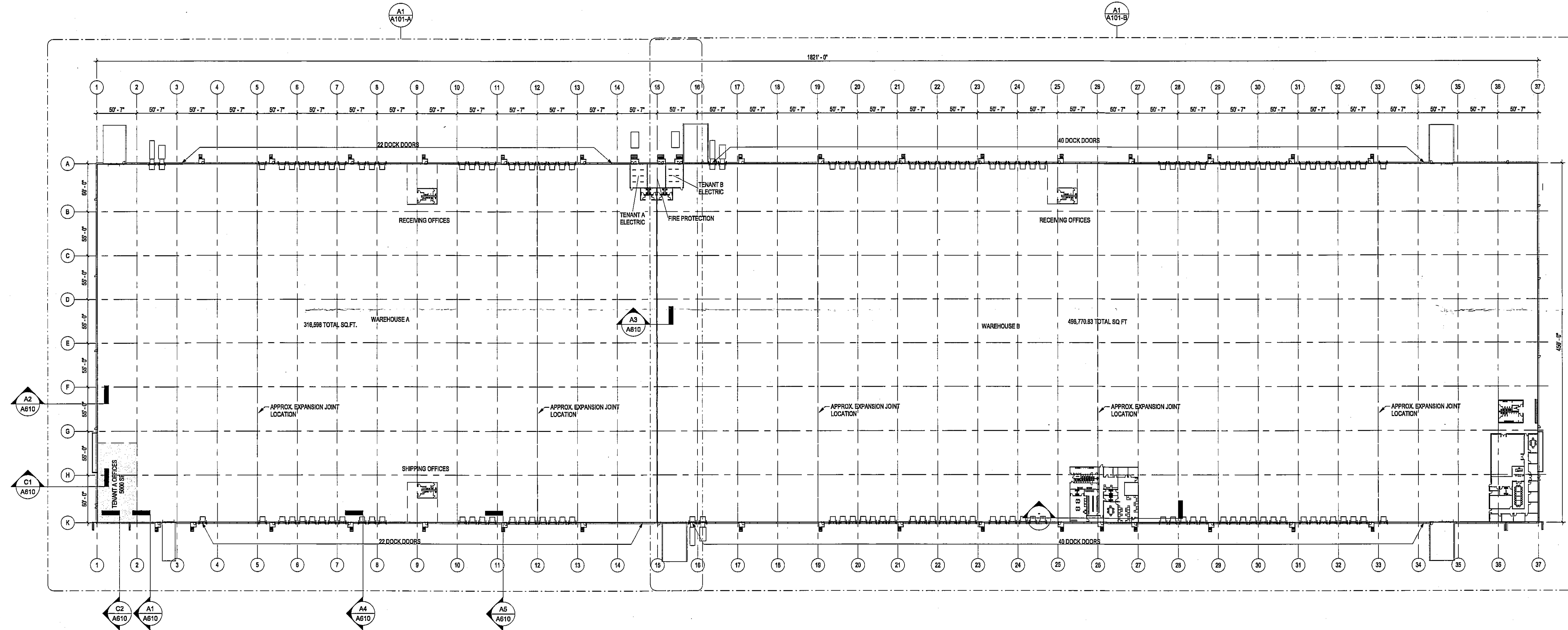
Note: The next Regular Meeting is March 10, 2022. All materials are available for review on the Enfield Planning & Zoning Commission website: <https://www.enfield-ct.gov/707/Planning-Zoning-Commission>



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WINSTANLEY ENTERPRISES

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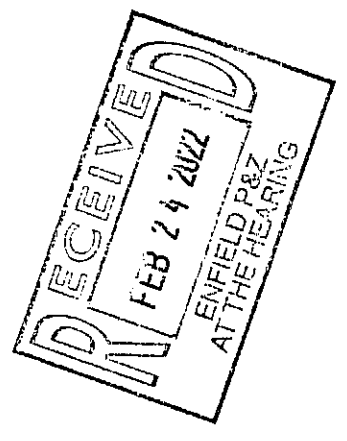
35 BACON ROAD
 ENFIELD, CT 06062
 CLIENT: WINSTANLEY ENTERPRISES

REV	DATE	DESCRIPTION
A	1/14/2022	DESIGN DEVELOPMENT
B	1/14/2022	DESIGN DEVELOPMENT
C	1/14/2022	DESIGN DEVELOPMENT
D	1/14/2022	DESIGN DEVELOPMENT

OVERALL FLOOR PLAN
 SHEET NUMBER: WE21132

OVERALL FLOOR PLAN
 1" = 60'-0"

A101



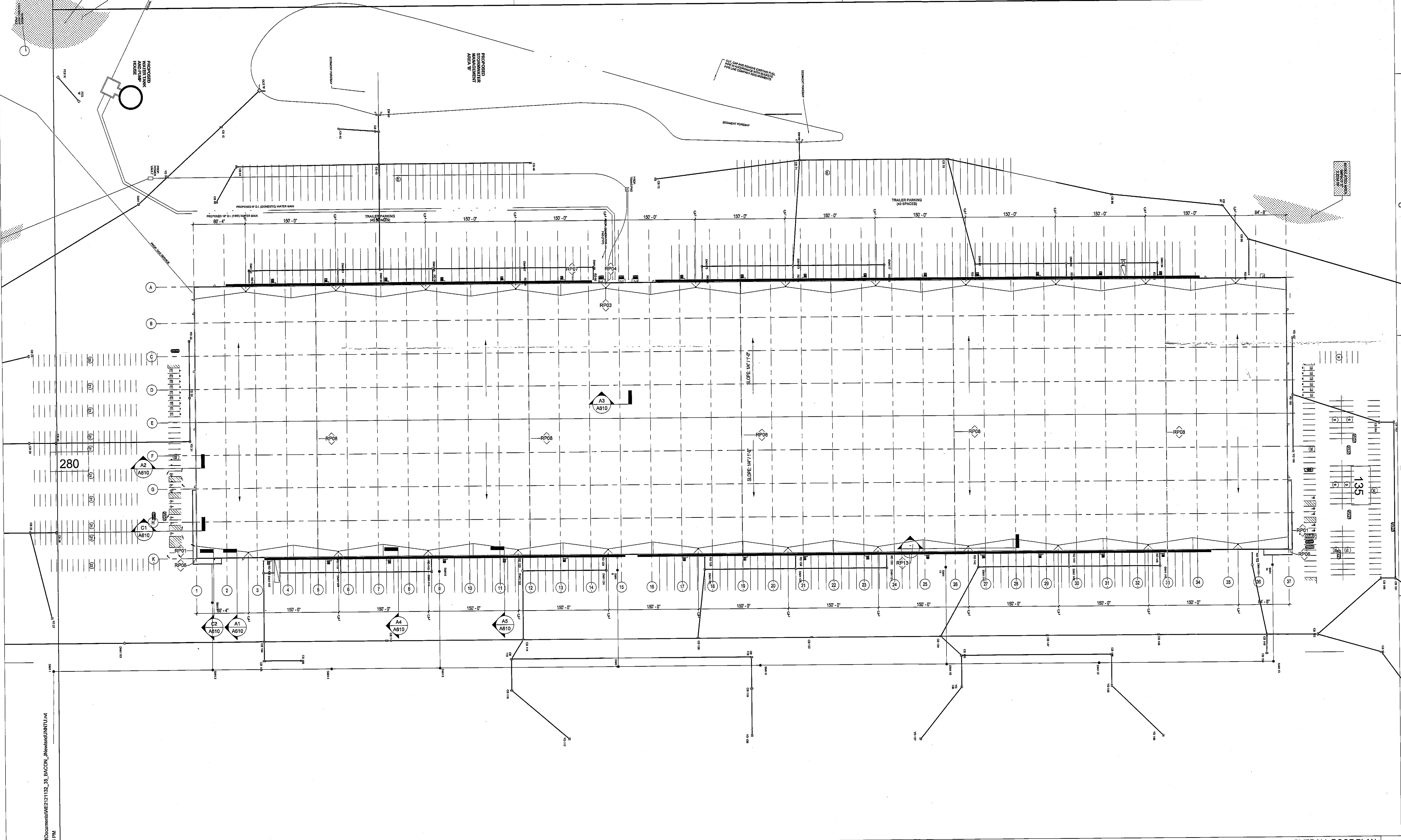
ROOF PLAN KEY NOTES

- 1. ENTRY CANOPY BELOW, SEE DETAIL A1 / A851 FOR MORE INFORMATION
- 2. INSULATED 30" X 36" GALVANIZED ROOFTOP ACCESS HATCH. SEE DETAIL C2 / A852 FOR MORE INFORMATION
- 3. ROOF DRAIN, TYP.
- 4. TYPICAL LOCATION OF OVERFLOW SCUPPER AND DOWNSPOUT
- 5. PROVIDE CRICKETS AT ROOF ACCESS OPENING
- 6. ENTRY ROOF BELOW, SEE WALL SECTIONS FOR MORE INFORMATION
- 7. LOADING DOCK CANOPY BELOW
- 8. ROOF EXPANSION JOINT
- 9. ROOFING SYSTEM SHALL CONSIST OF TPO ROOF MEMBRANE WITH POLYISO INSULATION R- MINIMUM TWENTY-FOUR (24) GAUGE, PRE-FINISHED SHEET METAL PROVIDED FOR ROOF TRIM, TREATED WOOD BLOCKING LOCATED AT PERIMETER OF ROOF. ROOF WILL DRAIN USING INTERNAL ROOF DRAINS CONNECTED TO THE EXTERIOR STORM DRAINAGE SYSTEM. ROOF SYSTEM WILL BE PROVIDED 1 YEAR LABOR AND MATERIALS WARRANTY
- 10. HVAC DESIGN BUILD BY MEP CONTRACTOR. TEMP HEAT SHALL BE PROVIDED FOR THE WAREHOUSE TO MAINTAIN A MINIMUM OF 50 DEGREES F. ROOF TOP MOUNTED MAKE UP AIR UNITS AND 1 OR UNIT HEATERS SHALL BE LOCATED EVENLY SPACED THROUGHOUT BUILDING TO ALLOW ADEQUATE USAGE OF UNITS ONCE THE SPACE IS DAMAGED. GAS METER AND PIPING SHALL BE PROVIDED FOR HVAC SYSTEM
- 11. PROVIDE CRICKETS AT ROOF TOP EQUIPMENT, TYPICAL
- 12. PROVIDE ROOFTOP WALKWAY PAD
- 13. TAPERED ROOF INSULATION

ROOF PLAN LEGEND

ROOF PLAN GENERAL NOTES

1. SEE SPECIFICATIONS FOR DETAILED INFORMATION.
2. SEE A201-2007 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
3. SEE SHEET T001 FOR TYPICAL NOTES, SYMBOLS, AND ABBREVIATIONS.
4. CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES. REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
7. ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.I.C." OR "BY OTHERS".
8. CLEARLY MARK LOCATION AND EXTENT OF CUTTING AND PATCHING PRIOR TO COMMENCEMENT OF WORK.
9. ALL EQUIPMENT SHOWN ON ARCHITECTURAL ROOF PLAN IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR FINAL LOCATIONS AND QUANTITIES.
10. CONTRACTOR TO VERIFY ALL LOCATIONS OF ROOF TOP EQUIPMENT, MECHANICAL CURBS, ROOF PENETRATIONS, AND ROOF OPENING SIZES WITH STRUCTURAL AND MEPPF DRAWINGS.
11. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING SUPPORT DETAILS.
12. ALL ROOF PENETRATIONS FOR EQUIPMENT AND PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH APPLICABLE BUILDING AND FIRE CODES.
13. ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED WOOD BLOCKING AT INSULATION EDGE AROUND ENTIRE PERIMETER OF OPENING FOR FLASHING ATTACHMENT.
14. PROVIDE TAPERED RIGID INSULATION UNDER ROOFING AT ALL AREAS TO ENSURE PROPER DRAINAGE. MINIMUM SLOPE SHALL BE 1/4" PER FOOT U.N.O.



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OWNER
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35 BACON ROAD

ENFIELD, CT 06082

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REV	DATE	DESCRIPTION
DESIGN	DESIGN	DELIVERABLE: DEVELOPMENT
ISSUE DATE:	1/14/2022	Copyright (c) by ci design, inc. All Rights Reserved.
DRAWN BY:	Author	CHECKED BY: Checker
PROJECT NUMBER:	WE21132	
SHEET TITLE:	ROOF PLAN	

SHEET NUMBER: **A104**

OVERALL ROOF PLAN
1" = 60'-0"

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