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ENFIELD PLANNING DEPT.
2022 AUG 23 AM 9: 03

M. Davis 8/9/22

Initial Review Notes; 160 Spring Street SPR (Recd in office 8/9/22)

1. Confirm variance was recorded on the land records – **Confirmed, on plans**
2. Put variances on the plan to document missing info/lack of compliance (cite specific sections in list format with corresponding reg/standard varied). - **Complete**
3. The general note under the ZC table is confusing and not accurate; we suggest in addition to the above, delete the current note and provide a footnote to the table that accurately notes which conditions are lawful nonconforming. - **Clarified**
4. Need to provide a written waiver request pursuant to section 9.10.2 C as to the site plan requirements that you have not provided in your application. Based on my review of the plan provided today, these are:
 - 9.10.2 B ii (location map scale) - no issues, just need to request waiver – **Scale Changed**
 - 9.10.2 B vi (zoning of adjacent properties) - you should provide this; please note the GIS zoning map layer is inaccurate. The land across the street on Spring is TD-2 and the RR land is TD-1. The southerly state road has no zone. North is I-1. – **Info Added**
 - 9.10.2 B ix (sanitary details) - you should show how the sanitary line depicted on the plan connects to the Town system, presumably in the town easement along the RR. – **Engineering sent a .pdf of utilities in the area, it isn't scaling correctly. That being said we are not touching any utilities....no water, sewer, or gas.....dealing with electric direct with utility, it will be above ground right to the corner of the building**
 - 9.10.2 B xvii (lighting and signs) - you should provide the lighting details; sign details can be waived as to the site plan and be addressed as part of a separate and subsequent zoning permit application process. See the zoning regs for the lighting design requirements. – **No exterior lighting planned with the exception of the required egress lighting near doors**
 - 9.10.2 B xxi (potable water) - need to clarify what is connected to what/where. – **We aren't adding any water to the property, there is a working bathroom in the adjacent building with potable water**
 - 9.10.2 B xxiv (architecturals) - should provide (see sections a, b, c and d, as applicable). – **I uploaded the architectural to the platform**
5. The town engineer will be asked to comment on the frontage improvements and site utilities, as will wpca staff (wpca review may be done by the building official). – **We were able to secure a variance for landscape design**
6. As to the fence, clarify who owns it and if the encroachment is going to be addressed or remain. If to remain, that encroachment will not be part of the SPR approval. – **Clarified on plans, Kelly Fradet owns the fence but the fence along the Southern property line will remain as-is. We are only replacing the fencing immediately around the gate area along Spring St.**

These are the Planning Office's initial comments. Revised and supplementals need to be provided asap if you want to be in the 9/8/22 PZC docket. Thanks.