



TOWN OF ENFIELD
ENFIELD PLANNING & ZONING COMMISSION
STAFF REPORT & DRAFT RESOLUTION

Application #	SPR #1901	Meeting Date:	9/8/22
Address:	160 Spring Street	Prepared By:	Matthew Davis, Assistant Planner
Applicant:	Andrew Crane		
Property Owner:	Spring Street Holdings LLC	Wetlands	N/A
Zone:	I-1	Aquifer Protection Areas:	N/A
Current Use:	Warehouse	Flood Zones:	N/A
Proposed Use:	Warehouse	Variances:	Yes, approved 5/23/22
Map/Lot:	Map 21, Lot 2	Applicable Zoning Regulations:	Article VI, Industrial Zones

Application for a Site Plan Approval

PROPOSAL:

Application scope includes demolition of existing structures and the construction of one new warehouse building on the site of an existing building materials business (Kelly-Fradet). The site is zoned I-1 and abuts the railroad on the west, SR 190 to the south, additional property of the applicant on the north and older residential homes to the east (zoned TD-2).

PLANNER REVIEW/COMMENTS:

General

The ZBA approved several variances to allow site development to proceed as shown on the application plans. These related to bulk requirements (e.g. setbacks, etc.), parking design standards and landscaping. Despite these, the site frontage will be improved substantially from its existing condition and that will benefit the homes across Spring Street. In that the I-1 zone and the site use have been long established, the use itself will obviously not create orderly development issues, and the use is in fact permitted as of right, subject to site plan approval.

The site plan application was received in the office on 8/9/22 and supplemental plans and materials were received on 8/23/22 and 8/25/22, based on staff's reviews.

Planning and Zoning Department

820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507

Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

Waiver Request (Utility Information)

The applicant has submitted a waiver request pursuant to section 9.10.2 C of the regulations, specifically requesting that the required water and sewer utility information not be shown on the plans. The sewer line from the bathroom in the existing building is shown ending without connecting to a town sewer, at least suggesting a cess pool or some other like feature. In addition, the plans show a well within the parking field, but provide no explanation of what this well is or what it is connected to, if anything.

The Town Engineer provided the utility mapping information to the applicant's surveyor, but the site plan has not been revised to depict this information. While staff appreciates the applicant's rationale (see attached waiver request narrative) for not showing this information, staff (Planning, Town Engineer, Health) feel that this is basic and necessary information, it has been made available and it should be shown on the site plan (WPCA had not commented at the time this memo was prepared). Therefore, staff recommends denial of the waiver request and suggests a condition of approval that the required information be provided on the final plans, post-approval. Action on the waiver request should be done via separate motion/vote prior to the motion/vote on the site plan itself.

Planning staff were able to track down DEEP records which provide the background to understanding both the well and the sewer line questions.

DEEP records indicate that in March of 2000, 8 cubic yards of petroleum contaminated soil and a UST were removed from the site. At the time the property was under control of Peerless Tool and Machine Co., Inc, not the present owners. This initial remediation was followed up by detailed site investigation in August of 2000, and further excavation and soil removal. That excavation either broke or discovered a broken sewer pipe which was repaired and properly connected. The final excavation was 34 feet x 20 feet and 5-6 feet deep. In December 2000, approximately 69 yards of contaminated soils were removed from the site. A soil remediation report was produced in January of 2001 by Diversified Environmental Services. This report led to the installation of a groundwater monitoring well on site. This is the well depicted on the plans and is the well the Health Department commented on (see below). It has not been determined at this time whether or not groundwater monitoring is still required or if not, if the well has been properly decommissioned.

Architectural Plans (Floor Plans and Elevations)

The plans provided are sufficient for the purposes of the site plan application. To the extent changes are necessary in the elevations (see Building Official comments), this can be done as part

Planning and Zoning Department

820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507

Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

of the final plan submission, after the site plan approval. The final architectural plans must be sealed by a CT licensed architect.

AGENCY COMMENTS:

Town Engineer - The only engineering concern with the plan submitted is that the underground utilities have not been shown on the plan yet. Engineering did provide the Applicant's surveyor with the most accurate sewer map information available at Town Hall.

Traffic - No comment.

Building - Depending on where you put your fire separation distance line, you will be limited to 25% openings on the facing walls.

Fire - Verified with Applicant that there will be no high piled storage, thus no need for either Sprinkler or Fire Detection / Ventilation systems. Further per the applicant the needed FD access shall be provided. There are no outstanding items of concern for the Fire Marshal's Office relative to this project at this step.

Health - The site plan seems to lack sufficient detail regarding water, sewer and utilities. The application indicates public water and public sewer however the site plan appears to show a well marked as "w" however this is not referenced or clarified on the site plan or key. Does this well service the property, is this a monitoring well or other? Wells that are no longer in use must be properly abandoned to protect ground water from possible future contamination. The utilities information and location should be clarified.

WPCA – (no comment received at time of memo preparation)

MOTION TO APPROVE WAIVER REQUEST (sections 9.10.2 b ix and 9.10.2 b xxi – staff recommends denial);

MOTION TO APPROVE SPR #1901 - Application for Site Plan approval to construct a 9,139 square foot warehouse building at 160 Spring Street; Spring Street Holdings LLC Owner; AJ Crane Applicant; Map 21 / Lot 2, I-1 Zone, per the referenced plans, reports and application materials dated received 8/9/22, 8/23/22 and 8/25/22, with the following conditions and modifications;

Planning and Zoning Department

820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507

Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Planning and Zoning Commission.
2. This approval does not include signage permits.
3. There is to be no exterior sheet metal venting pipes visible from the street.
4. Exterior mechanicals and electricals are to be boxed and screened.
5. This project shall be constructed and maintained in accordance with the referenced plans.
6. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
7. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
8. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Site Specific Conditions:

9. No dust, dirt, fly ash and smoke shall be emitted into the air so as to endanger the public health and safety, to impair the value and enjoyment of other property, to constitute a critical source of air pollution, or to create a nuisance.

Conditions to be met prior to signing of plans:

10. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
11. The application number shall be displayed on the plans in or near the Title Block area.
12. A copy of the approval letter and conditions shall be incorporated into the final plans submitted for signature, preferably located on the cover sheet or first sheet of the plan set.
13. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
14. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
15. The conditions of this approval shall be binding on the applicant, land-owners, and their successors and assigns.
16. Final Site Plan shall be revised to include the information required under sections 9.10.2 b ix and 9.10.2 b xxi of the Enfield Zoning Regulations, including but not limited to notations to indicate the prior use of the monitoring well.

Planning and Zoning Department

820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507

Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

17. Final architectural (floor plans and elevations) shall be signed/sealed by a CT licensed architect.

Conditions to be met prior to the issuance of permits:

18. Four sets of paper plans with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission. The Director of Planning may require Mylars.
19. The applicant shall also submit final plans as approved by the Commission in a digital format compatible with the Enfield Geographic Information Systems Electronic Submittals Ordinance.
20. The applicant shall post a separate bond for Erosion and Sediment Control submitted in the form of cash or certified check, pledged to the Town, in an amount to be determined by the Town Engineer and the Director of Planning.
21. The applicant shall post a Landscaping Bond to the Town, in an amount and format determined by the Director of Planning.
22. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

23. The applicant shall provide written documentation from the State DEEP that the well has been properly decommissioned/abandoned, prior to issuance of a Certificate of Zoning Compliance.
24. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
25. No Certificate of Occupancy or other final approval may be issued until the Zoning Enforcement Officer has approved an application for a Certificate of Zoning Compliance. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Enfield in an amount sufficient to complete the site work and with surety acceptable to the Town of Enfield.
26. A request for final project review and Certificate of Zoning Compliance must be made to the Planning Department not less than 10 days before a Certificate of Occupancy or other final approval is requested from the Building Official.

Note: The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.



TOWN OF ENFIELD

REFERENCE PLANS AND DOCUMENTS

Site plan "Proposed Warehouse #160 Spring Street prepared for Kelly-Fradet Lumber, Enfield, Conn. By Aeschliman Land Surveying, PC," dated last revised 8-22-22 and received 8-23-22

Floor plans and elevations by Caolo & Bieniek Associates Inc of Chicopee MA, dated (issued) 6/28/22 and received 8/25/22.

Application for Site Plan approval, dated received 8/9/22

Project narrative by AJ Crane, dated received 8/9/22

Existing and Proposed Conditions (graphics) by AJ Crane, dated received 8/9/22

"Drainage Narrative" by John Martucci, PE LBM Engineering LLC, dated 4/12/22 and received 8/9/22.

Waiver Request, by AJ Crane, dated received 8/25/22

Soil Remediation Report, January 2001 by Diversified Environmental Services