

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

SPR#1866 – Site Plan

#1615 West Street,

David Lavallee; Acting Director of Planning and Community Development

Date: 3/24/23

1 New signage approval will be separate.

RESPONSE: AGREED.

2 All lighting should be LED and full cut-off.

RESPONSE: A NOTE FOR LED AND FULL CUT-OFF LIGHTS IS LOCATED ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES” AS NOTE #18 AND ON SHEET D-1.

3 The residential structure cannot be used for a residence; a note on the plan should state such.

RESPONSE: A NOTE HAS BEEN PUT ON THE BUILDING AND ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES: AS NOTE #31.

4 No outside storage is allowed under this approval.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES: AS NOTE #32.

5 Access easements should be provided to all adjacent properties.

RESPONSE: ACCESS EASMENTS ARE PROVIDED TO THE PROPERTIES TO THE EAST AND SOUTH. ACCESS TO THE PROPERTY TO THE NORTH IS BLOCKED BY AN EXISTING DETENTION POND THAT RUNS THE LENGTH OF THE PROPERTY LINE.

6 Liquor service approval will be needed from ZBA as service is expanded.

RESPONSE: UNDERSTOOD.

7 Please depict the 44 overflow spaces on the plan. Grading as well.

RESPONSE: THE STONE OVERLOW PARKING SPACES HAVE BEEN ADDED. THERE WILL BE NO PROPOSED GRADING IN THE OVERFLOW PARKING AREA.

8 Please provide a rendering of the addition.

RESPONSE: WILL BE PROVIDED.

9 Please indicate what mechanicals will be on the top of the addition, if any.

RESPONSE: THERE WILL BE NO MECHANICALS ON THE TOP OF THE ADDITION.

10 The access easement to the south may need to move up the property line.

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RESPONSE: THE ACCESS EASEMENT TO THE SOUTH HAS BEEN MOVED TO THE SOUTHEAST CORNER OF THE PROPERTY.

11 Please refer to Section 4-05.7 for compliance.

RESPONSE: A RENDERING OF THE BUILDING WILL BE PROVIDED. THE BUILDING MATERIAL WILL BE BRICK, WOOD, STONE AND TEXTURED MASONRY. THE EXTERIOR WILL BE STUCCO, GLASS AND STONE VENEER.

12 Is any lighting proposed on the overflow parking?

RESPONSE: A PROPOSED LIGHT HAS BEEN ADDED IN THE OVERFLOW PARKING.

13 The sidewalk should be installed across the entire frontage.

RESPONSE: A SIDEWALK HAS BEEN ADDED ACROSS THE ENTIRE FRONTAGE.

14 Rain gardens are required for roof discharge.

RESPONSE: THE PROPOSED ROOF DRAINS ARE CONNECTING INTO AN EXISTING CATCH BASINS TO THE EAST WHICH THEN FLOWS TO THE EXISTING DETENTION POND TO THE NORTH. A RAIN GARDEN HAS BEEN ADDED AT THE GROUNDWATER RECHARGE TRENCH.

15 Please show the required number of street trees.

RESPONSE: STREET TREES HAVE BEEN ADDED ON SHEETS L-1.

16 Please see Section I2-02.0I for lot requirements.

RESPONSE: THE LOT WAS APPROVED AS IT IS SHOWN ON THE PLANS.

17 The landscaping ratio applies to the 50 new spaces as well.

RESPONSE: THE LANDSCAPE TABLE HAS BEEN REVISED.

18 What will the peak hour trips be?

RESPONSE: PROVIDED.

19 Please see Section 4-05.7.D.

RESPONSE: A RENDERING OF THE BUILDING WILL BE PROVIDED. THE BUILDING MATERIAL WILL BE BRICK, WOOD, STONE AND TEXTURED MASONRY. THE EXTERIOR WILL BE STUCCO, GLASS AND STONE VENEER.

20 Please see Section 4-00.3 regarding buffers.

RESPONSE: A 6' LIGHTPROOF FENCE HAS BEEN ADDED AT THE SOUTH PROPERTY LINE.

21 The infiltrator trench should be landscaped.

RESPONSE: A RAIN GARDEN HAS BEEN ADDED AT THE GROUNDWATER RECHARGE TRENCH.

22 I think the Do Not Enter should be a Do Not Exit sign,

RESPONSE: THE SIGN HAS BEEN CHANGED TO A DO NOT EXIT SIGN.

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23 Please respond to this checklist in writing.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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