


TOWN OF SOUTHLINGTON
PLANNING AND ZONING COMMISSION
196 N. MAIN STREET, SOUTHLINGTON, CT 06489

To: Southington Planning and Zoning Commission
From: Rob Phillips; Dir. of Planning and Community Development
David Lavalley; Environmental Land Use Planner/Assistant Town Planner
Re: SPR #1812/SPU #643, 1656 Meriden Ave – Car Wash
Date: 1/27/21



Planning Department Checklist

1. Location Map needs surrounding zone information.
2. Call out ESC responsible party contact information on Sheet EC-1
3. It appears you are proposing a 24-hour operation of the facility. This will be subject to Special Permit approval.
4. How will you comply with Section 4-00.e - Noise Abatement - All machinery and devices such as ventilation fans, drying fans, air compressors, air-conditioning units, etc. shall be shielded and insulated in a manner which shall deaden noise and deflect sound waves away from abutting premises.
5. All dumpsters, mechanicals and similar fixtures must be effectively screened per Section 4.00.f
6. Please comment on conformance with the following or if any modification is requested by the commission:

4-00.3 Developed Business premises shall be separated from adjoining residential zones by a landscaped screen not less than 20 feet wide, planted to a mixture of evergreen and deciduous trees and shrubs, unless waived by the Commission. The landscaped border shall provide a year-round effect through which the developed site is obscured from view from abutting residential property. Appropriate evergreen species shall be planted at least four feet in height at a separation distance which provides for growth of the planting and visual screening. If a landscaped berm, masonry wall or combination thereof at least four feet high is installed to provide the visual screen then the requirement for planting evergreen species may be waived by the Commission. Along all parking areas and drives this border shall be designed to screen these facilities from view and to prevent automobile headlights from causing a nuisance to adjoining residents. The landscaped border for parking area and drive screening shall not be counted towards the landscape area in Section 12-02.5. Fencing shall be required when landscaping and grading cannot provide the required screening due to topography, preservation of specimen trees or other important natural features, avoidance of wetlands or similar conditions. Fences when constructed shall be, at minimum, four feet high when measured from the top of the adjacent grade and shall be made of wood. The Commission may, for good cause shown, approve the use of materials other than wood after an application for a

different material is submitted. Masonry walls shall have a finished surface of brick, fieldstone, architecturally textured concrete, split face block or similar material. Exposed concrete block or unfinished poured or precast concrete shall not be acceptable finishes. All trees and fences shall be maintained at a height of not more than three feet within the sight distance triangle of all street and driveway intersections, as defined by the Town of Southington Engineering Department.

4-00.4 If the adjoining lot contains a residence, a light-proof fence constructed of wood shall be installed in addition to the trees to prevent automobile headlights from causing a nuisance to the adjoining residents. The Commission may, for good cause shown³, approve the use of materials other than wood after an application for a different material is submitted.

4-00.5 Yard and Building Lighting - All flood lighting and all other types of lighting which are intended to illuminate the building or yards shall be arranged so that the lights will not shine into the eyes of any person external to the premises, or cause a nuisance from excessive glare. Full cutoff fixtures with recessed lenses only shall be required unless the applicant specifically requests an alternate lighting fixture.

7. Please comment on compliance with the following:

9-02.3 Landscaping and Screening - That all playground, parking, service areas and rooftop mechanical equipment are properly and reasonably screened at all seasons of the year from the view of adjacent lots and streets and that all general landscaping of the site is in character with that generally prevailing in the neighborhood. Preservation of existing trees over 4" in diameter to the maximum extent possible shall be encouraged. Street trees are required along all public ways, not less than two per every 50 feet of frontage, or portion thereof.

8. Please provide proof of compliance with Section 12-01.1.W - W. Car wash establishment - 50 parking spaces minimum, including capacity of waiting lanes.

9. Please provide proof of compliance with Section 12-02.08 - Notwithstanding 12-02.07, no vehicle parking shall be provided in the front yard unless separated from the public right-of-way by a fully bermed landscape border of not less than four feet. This area shall be landscaped with appropriate trees, shrubs, and plantings. In selecting the types of plantings, consideration shall be given to maintaining adequate sight lines to provide for safe access to the property.

10. Is there a need for an off-street loading space?

11. Signage approval will be separate.

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

13. The Franklinia tree does not appear to be native.

14. Is this a 24-hr. operation? Are the vacuums 24 hr?

15. Is Sec. 12-01.1W being met for parking?

16. Does the site meet landscaping/parking space ratio?

17. The row of plantings in the front yard at the corner should be doubled to meet the 4' wide requirement. A mix of species is preferred: perhaps a Holly species could be proposed.
18. Building renderings will be required.
19. No haybales or hay mulch will be allowed for E&S; straw or mulch wattles are acceptable.
20. The temp diversion swale should have stone checks every 50'.
21. The large TST should have a mulch wattle on upslope side of the silt fence on the West side.
22. All cb's should have hoods.
23. What are the BMP's in the northwest corner that will meet ZIRO and prevent sheet flow onto neighboring property? The berm may need a stone check connection.
24. All created slopes on the West side of the property should be hydroseeded and matted.
25. The E&S sheet needs to be signed by a design professional and name a contact w/phone # in bold.
26. A geotextile should be provided under the construction entrance stone.
27. Please respond to this checklist in writing.