

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#1802/ SPU #639 – Site Plan

#1615 West Street,

Rob Phillips; Dir. of Planning and Community Development

David Lavallee; Environmental Land Use Planner/Assistant Town Planner

Date: 8/17/20

1 A 4' wide planted berm is required between parking areas and West Street.

RESPONSE: A 4' WIDE PLANTED BERM HAS BEEN ADDED ON SHEET L-1.

2 Please refer to Section 4-05 of the Zoning Regs, particularly with regard to parking, landscaping, LID components, and building design and revise the plans accordingly.

RESPONSE:

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

RESPONSE: A NOTE IS ON SHEET G-1 UNDER "STANDARD SITE PLAN NOTES" AS NOT #18.

4 Any new signage will require separate approval.

RESPONSE: UNDERSTOOD.

5 Please provide a rendering of the building.

RESPONSE: PROVIDED.

6 All plantings including seed mixes shall be native in origin.

RESPONSE: A NOTE HAS BEEN ADDED AS NOTE #5 ON SHEET L-1 UNDER "LANDSCAPE NOTES".

7 Is there an area for deliveries/loading area (required)?

RESPONSE: A LOADING SPACE IS LOCATED SOUTHWEST OF THE DUMPSTER AREA.

8 The entire basin needs a planting plan. .

RESPONSE: PLANTING HAS BEEN ADDED TO THE BASIN.

9 Temp wattles or stone checks are needed at inlets/outlets to basins. .

RESPONSE: TEMPORARY MULCH WATTLES HAVE BEEN ADDED.

10 CB's 2,4,5, and 10 should have hoods.

RESPONSE: HOODS HAVE BEEN ADDED.

11 The entire swale along West Street should be matted and hydroseeded with a tackifier and stone/wattle checks every 50'.

RESPONSE: STRAW WATTLES HAVE BEEN ADDED.

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12 Is there an agreement for the basin grading (304 contour) that is on Sepko land?

RESPONSE: THERE ARE SLOPE RIGHTS.

13 2.5 acres is a requirement for the zone- the parcel appears to be deficient in area.

RESPONSE: THIS IS AN EXISTING NON-CONFORMITY.

14 Stated use is “medical office”, however other communications have been banquet or event space. Please confirm the intended use clearly.

RESPONSE: THE PLAN IS FOR A 2 STORY MEDICAL OFFICE.

15 Please re-evaluate the parking demand requirements based on the following:
For medical or dental offices, excluding home occupations, 1 parking space for each 2003 square feet of net floor area. Net floor area means the gross floor area of a building minus areas used for vents, shafts, attics, basements used for storage only, hallways, stairways, foyers and other similar common areas. The applicant shall provide pertinent floor area usage calculations on the site plan and building plans.

RESPONSE:

16 Please provide shared future access easements along the property lines to the north, east and south.

RESPONSE:

17 Provide color renderings of the proposed building.

RESPONSE: WILL BE PROVIDED.

18 Please respond to this checklist in writing.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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