

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER - 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860) 276-6248 - Fax: (860) 628-3511

November 12, 2014

Mr. George Loukopoulos
1103 Flanders Road
Southington, CT 06489

RE: 122 Spring St (SPR #1682)

Dear Sir:

On November 5, 2014, the Planning and Zoning Commission voted to approve the above-referenced site plan application for the reapproval of a 12,600 square foot building, subject to the following stipulations:

1. All responses dated November 5, 2014 to staff comments shall be complied with prior to issuance of zoning permit (copy attached).

We are in the process of getting the submitted plans signed. Once plans are signed, the Town will set any bonds required, which must be posted prior to the start of any improvements. Building and zoning permits as well as a preconstruction meeting will be required prior to the start of any work. Please note that this approval is good for a period of five (5) years, which will expire on November 5, 2019. You can request a five year extension prior to the expiration date if the work has not been completed.

Respectfully,



Robert A. Phillips, AICP
Director of Planning and Community Development

cc: Engineering Department
Building Department
Assessor's Department
Joseph S. Eddy, AIA

November 5, 2014

Robert A. Phillips, MS, MPA, AICP
Director of Planning
Town Of Southington
196 North Main Street
Southington, CT 06489

Re: SPR #1682- 122 Spring Street Bldg. E

Mr. Phillips,

Please find below responses to concerns expressed in a review memo provided to George Loukopoulos, dated October 9th, 2014.

1. Please indicate the loading space for deliveries.
We will note this on the plan after direction from the Planner on the best location.
2. Full cut off lighting is required on site.
Full cut off lighting will be provided.
3. Are any rooftop mechanicals proposed? Screening should be provided if so.
None are planned at this point; if added screening will be provided.
4. Please be prepared to present the application on the drop down screen at the meeting.
I will be in attendance but no presentation is planned.
5. Signage approval will be separate.
Signage permits will be obtained as required.
6. Silt sacs should be provided in all basins during construction.
This will be done.
7. Please be advised that any future expansion will require a Site Plan Modification.
So advised.
8. Is ZIRO being met on site by using all possible BMP's?
Yes.
9. All exposed slopes should receive hydroseed with a tackifier immediately after shaping.
This will be done.
10. Does the site intend to meet landscaping requirements 12-02-05 of the Zoning Regs?
We will meet the landscaping requirements as requested.

- I 1. Please inspect all existing infrastructure / site utilities for damage.
This will be completed prior to the application for a building permit.
- I 2. Is the foundation sound?
This is required by the Building Code and will be part of the building permit process.
- I 3. Please provide erosion controls at the edge of disturbance to the East and West of the proposed building.
This will be provided.
- I 4. Please be advised that the H.C. striping should be to the right of the reserved space.
This will be provided.
- I 5. Please refer to Section 12-02-04 of the Zoning Regs.
Parking spaces will not exceed 10 in a row.

Joseph S. Eddy, AIA
Principal Architect
AE Design Group