

CLA Engineers, Inc.

Civil • Structural • Survey

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July 21, 2025

Planning and Zoning Commission
c/o Mark Wujtewicz
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Plan Modification
Proposed Convenience Store and Fueling Station
Property of Mehak Realty, LLC
118 Boston Post Road (Route 1)
Waterford, Connecticut
CLA-8192

To the Commission:

CLA Engineers, Inc. has prepared the attached Site Plan Modification application on behalf of Mehak Realty, LLC for property located at 118 Boston Post Road. The property is located within the Commercial District (C-G). Mehak Realty, LLC had been previously approved to construct a Convenience Store and Fueling Station under permit PL-22-18 on the property. The proposed uses and all provisions of that permit remain in place and will be adhered to. The facility is partially constructed, and a current as-built plan is included in the application package.

This site plan modification is proposed to reconfigure the parking and loading area to accommodate the required number of parking spaces. A minimum of 12 parking spaces are required based on a Zoning Board of Appeals decision (ZBA-22-5).

Due to unforeseen subsurface conditions that were encountered during construction, the fuels storage tanks and the fuel dispenser island had to be shifted south on the site. Because of this shift, the angled parking that was previously approved could not be accommodated.

To meet the parking requirements, the six parking spaces at the fuel dispensers will remain as previously approved, two 90-degree parking spaces including the ADA van space are proposed on the west side of the building, three 90-degree parking spaces are proposed to the east side of the building, and one parallel space is proposed at the frontage sidewalk island. A loading area is designated in front of the building. The proposed dumpster pad has been relocated to the east side of the building. The Owner has confirmed that they can schedule trash removal when the store is closed and the parking spaces will be vacant.

Curblin and pavement modifications are required to accommodate the new parking arrangements. The previously approved stormwater management basin has been expanded to provide additional storage and stormwater mitigation. The constructed swale and riprap to the south of the building (behind the building) are proposed to be consolidated back onto the subject property.

All construction details, notes, narratives, requirements, and conditions of approval included in the previously approved site plans shall remain in effect.

Work within Boston Post Road (Route 1) has been approved by DOT District 2. A copy of the approval letter is included in the application package. The work shall be constructed in accordance with the previously approved site plans.

Thank you for your consideration. Feel free to call me at our office or email me at khaubert@claengineers.com with any questions or if you require additional information.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.