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March 25, 2024

Town of Waterford
Planning & Zoning
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Plan Application
East Lyme Tree Services
1122 & 1124 Hartford Turnpike



An application is being submitted for East Lyme Tree Services for 1122 & 1124 Hartford Turnpike. The property is zoned IP-3, and every use in this district requires a Special Permit. The project proposes to develop the site to be used by East Lyme Tree Services. The two lots will be combined into one lot, as part of the approval process.

The site presently contains an existing residence, with a small in-law apartment, and an existing barn. The existing residence and in-law apartment will remain, will be renovated, and will continue to be used as a residence. The floor plan will remain the same. The existing barn will remain and will be utilized by East Lyme Tree Services for storage of equipment and as a small office area for the business, not a separate room, just an area in the rear corner. There is an existing chicken coop on the site which will be reconstructed as an accessory use to the existing residence. The chicken coop will be constructed and maintained in accordance with Section 3.43 of the Zoning Regulations, with a maximum of 10 chickens and no roosters.

East Lyme Tree Services will utilize the majority of the rear of the site for storage of their trucks and equipment, as allowed as a Contractors Office. The business will operate from the project property. The rear area of the site will be screened by a 6 foot high chain link fence, with black poly coating, and vertical privacy slats which will be installed adjacent to the house and across the open areas of the frontage. The western

corner of the property frontage contains wetlands and is heavily vegetated, no fence is proposed in this area.

East Lyme Tree Services will use the very rear area of the site for storage of timber and wood chips, as allowed. Cut timber will be brought onto the site by East Lyme Tree Services and they will stockpile woodchips and timber in the areas shown on Sheet 2 of the site plans, sheet 2. The wood chips will be contained within a concrete block wall, as shown on sheet 2. The wood chipping will be done off-site, no wood chipping will be done on-site. The wood chips will then be hauled off-site by East Lyme Tree Services for use at residential and construction sites. No timber or woodchips will be sold on-site.

There are 4 parking spaces proposed in the front yard for the residential use. The parking spaces provided in the rear are based on the number of employees. There are presently only 2 people working for East Lyme Tree Services, this includes the owner. The plan has provided 4 parking spaces, plus one handicap space, to account for future growth. As per Section 20.3.q, 1 space per 3 employees.

6 employee @ 1 parking space per 3 employee = 2 parking space

The plans and drainage report have been submitted to DOT for their review and approval as well. The extended width of the entrance drive at the Route 85 curb line, will allow the trucks to turn into and out of the site without swinging out into adjacent travel lanes on Route 85 or the opposite travel lane for the access drive. Review comments have been received from DOT and the plans have been revised to address their comments.

No outdoor maintenance and fueling of equipment is proposed to be conducted at this facility. All vehicle and equipment maintenance will be done off site at an appropriate facility. At times a flat tire or a belt has been replaced on-site, in order to be able to drive the vehicle to an off-site

maintenance facility. A spill kit will be kept on site, in the barn, that contains sorbent pigs and speedi dry. No fueling of vehicles or equipment will be done on-site.

The plans have been submitted to DEEP for review by the NDDB, as there appears to be within a circle on the NDDB map.

Compliance with Zoning Regulations

As previously discussed the proposed use, is in compliance with the Zoning Regulations and is allowed with Special Permit approval.

23.5.1 Compliance with the Adopted Plan of Preservation, Conservation and Development: The proposed industrial use of the subject site is consistent with the purpose and intent of the Town of Waterford's adopted Plan of Preservation, Conservation and Development.

23.5.2 Orderly Development: The location, type, character and size of the use of the existing buildings, as well as the properly screened truck parking shall be in harmony with the appropriate and orderly development of the town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property. The existing residential use will remain in the front of the site and will be the only thing visible from the road. The truck and employee parking will be located in the rear of the site and will not be visible from the road. The rear area of the site will be screened by a 6 foot high chain link fence, with black poly coating, and vertical privacy slats which will be installed adjacent to the house and across the open areas of the frontage. The western corner of the property frontage contains wetlands and is heavily vegetated, and therefore does not require any additional screening.

The storage of the timber and wood chips will be located at the absolute rear of the development. It will be not be visible from the front. The only property that will be

near it is the rear of National Shoring, which has a storage area for trucks and equipment in the rear, but is separated by more than 100 feet of forest.

23.5.3 Property Values: The proposed use will not depreciate adjacent property values and the size and height and the extent of all proposed site improvements shall both be such as to harmonize with the existing character of the neighborhood in which such use is to be established. The truck and employee parking will be located in the rear of the site and will not be visible from the road. The storage of the timber and wood chips will be located at the absolute rear of the development. It will be not be visible from the front. The only property that will be near it is the rear of National Shoring, which has a storage area for trucks and equipment in the rear.

23.5.4 Public Safety: Adequate access has been provided for the purpose of fire protection, police protection, and other emergency equipment.

23.5.5 Traffic Considerations: The streets serving the proposed use are adequate to carry all prospective traffic; adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created. The plans have been submitted to CT DOT for review and approval.

23.5.6 Landscaping and Buffers: The site plans propose to be suitably landscaped to protect the neighborhood and adjacent property

23.5.7 There is an existing septic system and well on the site, which will continue to service the site.

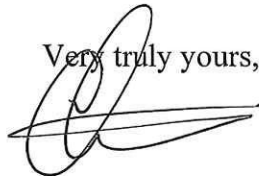
23.5.8 Compliance with Zoning Regulations: In addition to meeting the other conditions described herein, the proposed use and the arrangement of all existing buildings, structures, facilities and other site improvements comply with all applicable provisions of the Zoning Regulations.

23.5.9 Community Character, Health, and Welfare Design: The site has been designed to have a positive effect upon the community character and health, safety and welfare of the residents and visitors of the Town. The existing residential use will remain in the front of the site and will be the only thing visible from the road. The truck and employee parking will be located in the rear of the site and will not be visible from the road. The rear area of the site will be screened by a 6 foot high chain link fence, with black poly coating, and vertical privacy slats which will be installed adjacent to the house and across the open areas of the frontage. The western corner of the property frontage contains wetlands and is heavily vegetated.

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If you have any questions please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ellen M. Bartlett', with a long horizontal flourish extending to the right.

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional