

41-20A

INTEROFFICE MEMORANDUM

TO: KACIE HAND, TOWN PLANNER

FROM: ERIK KRUEGER, SENIOR ENGINEER – WATER AND SEWER DIVISIONS ^{KAH}

SUBJECT: APPLICATION #401-20 – SPECIAL PERMIT REVISION
CAR DEALER VEHICLE STORAGE
1254 SOUTH BROAD STREET, LLC – 1254 SOUTH BROAD STREET

DATE: FEBRUARY 4, 2020

CC: N. AMWAKE, P.E.; R.C. VANSKI; D. SULLIVAN; T. ESPOSITO; WATER QUALITY INSPECTORS; S. CIVITELLI, HEALTH DIRECTOR; 1254 SOUTH BROAD STREET, LLC

The Water and Sewer Division staff has reviewed the subject application and this memo summarizes our comments and requirements.

Apparently the subject application is solely intended for vehicle storage; however, discussions with the Applicant have also included using the site for vehicle detailing and washing. For that reason, the comments below also describe requirements that may be necessary if vehicle detailing and washing are proposed and approved for this site.

The entire site is located within the Aquifer Protection Area for the Town's public drinking water supply wells at Oak Street. Therefore no regulated activities as defined in the Aquifer Protection Area (APA) Regulations shall be allowed within the APA at the site. Regulated activities include, but are not limited to the following:

- Repair or maintenance of vehicles or of internal combustion engines or transmissions,
- Car or truck washing, unless all waste water from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- Auto-detailing is a regulated activity as defined in the APA Regulations under "vehicle repair or maintenance...which involve the use, storage or disposal of hazardous material including solvents, lubricants,..."

The site currently does not have access to municipal sanitary sewer service and the existing building is serviced by an on-site septic system and a municipal water service that is supplied by the City of Meriden. There is a municipal sanitary sewer main in South Broad Street approximately 400 feet south of the site. The existing sanitary sewer main is at an elevation that would allow gravity sewer service to the site if an extension of the main to property were constructed. The design and construction of any such extension of the municipal sanitary sewer to the site would be the responsibility of the Owner.

If such an extension of the municipal sanitary sewer system is constructed and the wastewater generated from vehicle washing is disposed of through an oil-water-grit separator connected to the municipal sanitary sewer system, vehicle washing would not be considered a regulated activity.

An alternative to connecting to the municipal sanitary sewer system is to direct the vehicle washing wastewater to an oil-water-grit separator followed by a holding tank. The wastewater must then be hauled off-site to a sewage treatment plant for treatment.

In regards to possible vehicle detailing, there is an exception in the APA regulations for "any activity involving the use or storage of no more than two and one-half (2.5) gallons of each type of hazardous material on-site at any one time, provided the total of all hazardous material on-site does not exceed fifty-five (55) gallons at any one time;". Therefore if vehicle detailing is proposed and is operated within the parameters of the small volume exception stated above, it would not be considered a regulated activity.

Please note that any expansion of the vehicle detailing operation beyond the parameters stated above would be prohibited.

The easterly section of the existing parking area is currently a gravel surface. Within the APA, vehicles should be stored on impervious pavement with run-off directed to a storm water treatment system with ultimate discharge to the surface. It appears that the existing storm drainage system on-site does not have any type of treatment system.

Therefore the Water Division requests that the following items be made conditions of approval that must be addressed by the applicant prior to commencement of activities at the site:

1. No regulated activities as defined in the Aquifer Protection Area regulations shall be carried out on this site.
2. If a municipal sanitary sewer main extension is planned, the sanitary sewer layout and all pretreatment devices shall be submitted for review and approval by the Wallingford Water and Sewer Divisions prior to the start of construction activities. Applicant shall be required to obtain all permits necessary for all discharges as required by the Connecticut Department of Energy and Environmental Protection (CT DEEP).
3. If vehicle washing and detailing is proposed, provide estimates of the amount of washing wastewater that will be generated by such activity.
4. If the building will be connected to the municipal sanitary sewer system all required assessments, connection fees and permit fees shall be paid prior to connecting the building.
5. It is also recommended that the entire site be subject to the requirements of Section 12 – Best Management Practices of the Aquifer Protection Area Regulations. This includes a storm water management plan to assure run-off is managed in a manner so as to prevent pollution of the ground water and complies with the General Permit for the Discharge of Stormwater Associated with Commercial Activity administered by the CT DEEP.
6. The Applicant shall submit a detailed drainage plan which shows storm water treatment systems as necessary to comply with the storm water management plan for review and approval by the Water and Sewer Divisions.
7. If modifications to the building will include additional plumbing fixtures or drains, or a fire sprinkler system then the Applicant shall provide final water use, needed fire flow estimates and sanitary sewer usage estimates for the proposed development.
8. Submit interior plumbing plans for the proposed building showing the domestic water, fire sprinkler system and the waste piping.
9. The Town will determine if a larger domestic water service and/or meter is required based on the final plumbing fixture counts for the building supplied by the Applicant. If a new larger water meter is required then meter fees based on the size of the meter will be due prior to installation of the larger meter.



Town of Wallingford, Connecticut

NEIL H. AMWAKE, P.E.
GENERAL MANAGER



DEPARTMENT OF PUBLIC UTILITIES
WATER & SEWER DIVISIONS
377 SOUTH CHERRY STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE 203-949-2666

May 12, 2020

Coastland Enterprises, LLC
P.O. Box 174
Middlefield, CT 06455
Attn: Steve McLarty

Re: 1254 South Broad Street – Sanitary Sewer Service

Mr. McLarty,

The Wallingford Sewer Division has completed a review of the "Preliminary Plan and Profile Showing Proposed Sewer Main Prepared for 1254 South Broad Street LLC" dated Feb. 10, 2020 prepared by Hallisey, Pearson & Cassidy Civil Engineers & Land Surveyors received by this office on May 8, 2020.

The following items need to be addressed and the drawings revised, resubmitted and approved by the Wallingford Sewer Division before a permit for the sanitary sewer main extension can be issued:

1. See the attached marked-up drawings for all required revisions.
2. In addition to the required marked-up revisions shown on the drawings the following items need to be addressed:
 - a. Prior to starting the sanitary sewer main construction the existing fire hydrant at Sta. 3+77 shall be relocated as shown on attached sketch. Please note the existence of CT DOT buried electric cable and buried communication cable in this area as shown on attached photograph.
 - b. The location and depth of the existing telephone conduits and gas main in Route 5 (South Broad Street) where the proposed sanitary sewer main crosses the highway shall be determined by performing test pits before the sanitary sewer main installation is started. If the locations of such existing utilities interfere with the proposed location of the sanitary sewer main the profile of the sanitary sewer main shall be adjusted and revised drawings shall be re-submitted for review and approval by the Sewer Division.
 - c. The location of the State Highway Line on the east side of Route 5 shall be located and staked out by a licensed land surveyor prior to the installation of the sanitary sewer main.
3. All sanitary sewer manhole covers will be located in the grass and will be owned and maintained by the Town of Wallingford after the main is accepted by the Town. Therefore the manhole covers shall conform to the attached copy of sewer detail sheet STS-07 for Wallingford Bolt-down & Gasketed Watertight Heavy Duty Manhole Frame and Cover for Public Sanitary Sewers.
4. The Owner will be required to post with the Wallingford Water and Sewer Divisions Utility Performance and Maintenance Bonds in the total amount of \$21,000. This bond amount covers the required water and sewer utility installations required to serve the property.

Please note the following items which need to be addressed before a permit to connect the building to the municipal sanitary sewer system is issued:

1. After the sanitary sewer main is completed and accepted by the Town the Owner shall provide a signed and sealed letter from the design engineer for the project which includes a statement that all aspects of the project meet the requirements of TR-16 (Guides for the Design of Wastewater Treatment Works). This statement is required by the Connecticut Department of Energy and Environmental Protection (CT-DEEP).
2. Before the sanitary sewer lateral can be connected to the building the property owner must make application to the Sewer Division and pay all required sewer connection charges and fees. Such sewer connection charges and fees will be based on the required water meter size for the proposed plumbing fixture load in the building.

The existing water service is a 1-inch copper service line and the water meter in the building is currently a 5/8-inch meter. It is not known if this size water service and water meter will be adequate for the proposed use in the building. The Owner must submit final plumbing fixture counts and estimated water and sewer demands in order for the Town to determine the required meter size and sewer connection charges.

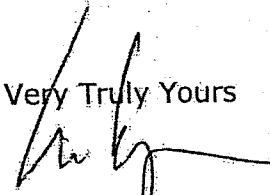
If a new larger water meter is required there will be no water connection charges due to the Town of Wallingford because the water at this property is provided by the City of Meriden. However, if the water service line needs to be upgraded, all cost associated with the water service upgrade and installation will be the responsibility of the Owner. Water meter installation charges for a new larger meter would also be the responsibility of the Owner.

3. The discharge of wastewater from the floor drains in the building must be directed to a sewer oil/water separator prior to discharge to the sanitary sewer. See attached copy of sewer detail sheet STS-27 for details of the required sewer oil/water separator. The Owner shall provide calculations to determine the size of pretreatment unit in accordance with the requirements of the CT-DEEP General Permit for the Discharge of Vehicle Maintenance Wastewater. The Owner shall also register under the general permit, provide all required certifications for the pretreatment device and pay all associated CT-DEEP fees prior to the commencing the discharge. The Owner shall provide a certificate of registration to the Town which will serve as evidence all required fees and registrations have been satisfied.
4. Please note all other comments and conditions stated in my memo dated February 4, 2020 to Kacie Hand, Town Planner need to be addressed. Copy attached.

In addition, the Owner shall provide an as-built survey of the municipal sanitary sewer main installation prepared by a licensed land surveyor. Such as-built survey shall meet the requirements of the Sewer Division standards for as-built mapping and must be accepted by the Sewer Division prior to final bond release.

Please contact me if you have questions.

Very Truly Yours



Erik Krueger
Senior Engineer

Cc: N. Amwake
D. Sullivan
J. Pawlowski
G. Makuch
W. Phelan

411-20B

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

RECEIVED
PERSONNEL DEPARTMENT
TOWN OF WALLINGFORD
2020 NOV 19 PM 3:25

APPLICATION: #411-20
DATE OF SUBMISSION: November 4, 2020
DATE OF RECEIPT: November 9, 2020
SCHEDULED MEETING: December 14, 2020

RECEIVED
NOV 20 2020
WALLINGFORD
PLANNING & ZONING

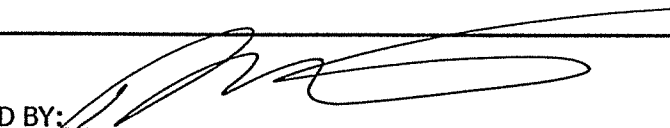
NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit Revision (Car dealer vehicle storage with car washing and detailing)/1254 South Broad Street, LLC/1254 South Broad Street

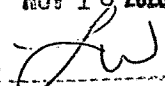
LOCATION: 1254 South Broad Street

REFERRED TO:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ELECTRIC | <input checked="" type="checkbox"/> HEALTH | <input checked="" type="checkbox"/> BUILDING |
| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> INLAND WETLANDS | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> WATER & SEWER | |

DEPARTMENT COMMENTS: FMO OK w/ site. FMO WILL NEED BUILDING PLANS

SIGNED BY:  **1 FIRE MARSHAL**
DATE: 11/18/20 (Title)

RECEIVED
NOV 18 2020
BY: 

Memo

411-20C

To: Planning and Zoning, Tom Talbot

From: Fire Marshal, Michael Gudelski

cc: N/A

Date: November 24, 2020

Re: 1254 South Broad St

RECEIVED

NOV 25 2020

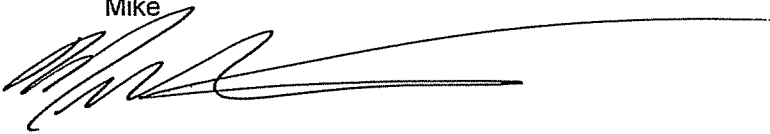
WALLINGFORD
PLANNING & ZONING

Tom,

The FMO is good with site. A Building plan is required determine fire safety code.

V/R

Mike



TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

ENGINEERING SECTION
PHONE: 203-949-2672
FAX: 203-949-2678

411-20D

INTEROFFICE MEMORANDUM

TO: THOMAS TALBOT, ACTING TOWN PLANNER
FROM: ERIK KRUEGER, SENIOR ENGINEER – WATER AND SEWER DIVISIONS ^{EAR}
SUBJECT: APPLICATION #411-20 – SPECIAL PERMIT REVISION
CAR DEALER VEHICLE STORAGE WITH CAR WASHING AND DETAILING
1254 SOUTH BROAD STREET, LLC – 1254 SOUTH BROAD STREET
DATE: DECEMBER 7, 2020
CC: N. AMWAKE, P.E.; D. SULLIVAN; C. STROUT; T. ESPOSITO; WATER QUALITY INSPECTORS; 1254 SOUTH BROAD STREET, LLC

The Water and Sewer Division staff has reviewed the subject application and this memo summarizes our comments and requirements.

The entire site is located within the Aquifer Protection Area for the Town's public drinking water supply wells at Oak Street. Therefore no regulated activities as defined in the Aquifer Protection Area (APA) Regulations shall be allowed within the APA at the site. Regulated activities include, but are not limited to the following:

- Repair or maintenance of vehicles or of internal combustion engines or transmissions,
- Car or truck washing, unless all waste water from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- Auto-detailing is a regulated activity as defined in the APA Regulations under "vehicle repair or maintenance...which involve the use, storage or disposal of hazardous material including solvents, lubricants,..."

The Owner's contractor has constructed an extension of the municipal sanitary sewer system to the property and sewer service to the building including an oil/water separator for the vehicle washing wastewater was activated on October 20, 2020.

The Applicant has submitted a registration to the Connecticut Department of Energy and Environmental Protection (CT DEEP) for the vehicle maintenance wastewater discharge; however, we have not received the certificate of registration.

Please note that the General Permit for the Discharge of Vehicle Maintenance Wastewater is due to expire on January 23, 2021. All registered discharges for vehicle maintenance wastewater will be required to register under the new General Permit for Discharges from Miscellaneous Industrial Users (MIU GP). The CT DEEP has shifted the registration and administration duties of the new General Permit to the municipal sewer authority.

In regards to possible vehicle detailing, there is an exception in the APA regulations for "any activity involving the use or storage of no more than two and one-half (2.5) gallons of each type of hazardous material on-site at any one time, provided the total of all hazardous material on-site does not exceed fifty-five (55) gallons at any one time;". The

THOMAS TALBOT, ACTING TOWN PLANNER
DECEMBER 7, 2020
PAGE 2

Applicant intends to operate within the parameters of the small volume exception stated above and as such the vehicle detailing would not be considered a regulated activity.

Please note that any expansion of the vehicle detailing operation beyond the parameters stated above would be prohibited.

Therefore the Water Division requests that the following items be made conditions of approval that must be addressed by the applicant prior to commencement of activities at the site:

1. No regulated activities as defined in the Aquifer Protection Area regulations shall be carried out on this site.
2. The applicant shall submit the CT DEEP registration certificate for the General Permit for the Discharge of Vehicle Maintenance Wastewater to the Sewer Division. In addition, the Applicant shall register under the new General Permit for Miscellaneous Industrial Users with the Sewer Division prior to January 23, 2021.
3. The Town has determined that a larger domestic water meter is required based on the final plumbing fixture counts for the building supplied by the Applicant. The fees associated with said water meter upgrade have been paid; however, the required meter setting and installation of the meter has not been completed.
4. Owner shall provide a meter setting for the new $\frac{3}{4}$ -inch meter and schedule an appointment with the Water Division to install the new water meter.



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

KACIE A. HAND, A.I.C.P.
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

December 9, 2020

1254 South Broad Street, LLC
C/O Attorney Dennis Ceneviva
Ceneviva Law Firm
721 Broad Street
Meriden, CT 06450

411-20E

RE: Special Permit Revision Application #411-20
1254 south Broad Street

Gentlemen:

This office has the following comments/questions regarding the submitted application and associated plans:

1. As stated in the application narrative the sewer line has already been installed.
2. As this is a revision of Special Permit #401-20 (see attached). Staff reviewed this current application in light of the earlier approval. A site inspection revealed that most of the site work has been completed without the applicant either providing required final maps or posting any sedimentation and erosion control bond.
3. We will be recommending to the Commission that approval of this revision be conditioned upon the submission of required final plans and the posting of a \$3,000.00 sedimentation and erosion control bond for realignment of the portion of curbing constructed in a different location than approved as well as the backfilling and stabilizing of the parking lot/driveway curbing.

If you have any questions or need clarification about any of the above comments, or you wish to discuss the comments or your application further, please do not hesitate to contact the Planning Office at 203-294-2090.

Regards,

Thomas Talbot
Town Planner

TT:

Enclosures



Town of Wallingford, Connecticut



Doc ID: 003145840001 Type: LAN

BK 1621 PG 133

SPECIAL PERMIT #401-20

ISSUED TO: 1254 South Broad Street, LLC

NAME: 1254 South Broad Street, LLC
ADDRESS: C/O Ceneviva Law Firm
721 Broad Street
Meriden, CT 06450

ISSUED FOR: To allow only vehicle storage , which must be in association with an approved automobile dealer/repairer in Wallingford, and to allow associated site improvements

OWNER OF PROPERTY: 1254 South Broad Street, LLC

LEGAL DESCRIPTION
OF PROPERTY: 1254 South Broad Street

CONDITIONS OF PERMIT:

1. Vehicles are to primarily be driven individually to the site; there will be limited deliveries of vehicles to occur via car carrier or other large trucks.
2. Site to be used for storage of vehicles and designated office area only; no repairs, sales, maintenance or washing of vehicles, or other activities may occur on site.
3. Facility may only be used for storage of vehicles that are affiliated with, or owned by, an approved and State licensed auto dealership/repair facility located within the Town of Wallingford.
4. Comments in letter from Kacie Hand, Town Planner, to 1254 South Broad Street, LLC, dated February 6, 2020 to be entirely addressed (copy enclosed).
5. Additional lighting details, including height of light poles at a compliant height, to be provided. Also, additional fencing and trash disposal information to be provided.
6. Comments and recommended conditions of approval in Interoffice Memorandum from Erik Krueger, Senior Engineer, Water & Sewer Divisions to Kacie Hand, Town Planner, dated February 4, 2020 (copy enclosed).
7. Comments from the Town of Wallingford Fire Marshal dated January 16, 2020 (copy enclosed).
8. Sedimentation and erosion control bond to be calculated by Planning and Zoning office following submittal of final plans.
9. Nor more than 120 vehicles including total inside and outside will be allowed on the site as agreed to during tonight's Public Hearing.
10. The required sidewalk to be completed within the statutory time frame as discussed this evening.

DATE APPROVED BY PZC: February 10, 2020

WALLINGFORD PLANNING AND ZONING COMMISSION **RECEIVED**
MAR - 5 2020

Kacie A. Hand
KACIE A. HAND, TOWN PLANNER
WALLINGFORD PLANNING & ZONING

***BUILDING PERMIT WILL NOT BE ISSUED UNTIL CONDITIONS ARE MET.**

Received for Record at Wallingford, CT
On 03/03/2020 At 11:27:45 am

[Signature]

411-20F

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #411-20
DATE OF SUBMISSION: November 4, 2020
DATE OF RECEIPT: November 9, 2020
SCHEDULED MEETING: December 14, 2020

RECEIVED

DEC 07 2020

WALLINGFORD
PLANNING & ZONING

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit Revision (Car dealer vehicle storage with car washing and detailing)/1254 South Broad Street, LLC/1254 South Broad Street

LOCATION: 1254 South Broad Street

REFERRED TO:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ELECTRIC | <input checked="" type="checkbox"/> HEALTH | <input checked="" type="checkbox"/> BUILDING |
| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> INLAND WETLANDS | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> WATER & SEWER | |

DEPARTMENT COMMENTS: No comments

SIGNED BY: Ali K 1. Town Engineer
DATE: 12/3/20 (Title)