

TOWN OF SOUTH WINDSOR, CT
SOUTH WINDSOR PLANNING & ZONING COMMISSION
APPLICATION FORM: SITE PLAN MODIFICATION

CLARK STREET PUMP STATION
COMPREHENSIVE UPGRADE PROJECT
450 Clark Street, South Windsor, CT



August 2023

**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION APPLICATION FORM:
SITE PLAN MODIFICATION
CLARK STREET PUMP STATION (PS) UPGRADE PROJECT**

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**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM**



Application Number: _____

Official Receipt Date: _____

VPC Application #: _____

APPLICANT: Tony Manfre, South Windsor Superintendent of Pollution Control

PROJECT NAME: Clark Street Pump Station Comprehensive Upgrade Project

COMPLETE LOCATION OF PROPERTY: 450 Clark Street; MBL: 25-29

OWNER OF RECORD ON LAND RECORDS: Town of South Windsor

OWNER ADDRESS: 1540 Sullivan Ave., South Windsor, CT 06074

GIS PIN # GIS PIN #20400450 ZONE RR

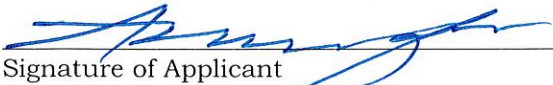
NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:
Tony Manfre, Superintendent of Pollution Control; phone: 860-644-2511 x247; anthony.manfre@southwindsor-ct.gov

Water Pollution Control Facility, 1 Vibert Road, South Windsor, CT 06074 Estimated presentation time: 10 minutes

THIS APPLICATION IS FOR: (Check all that apply):

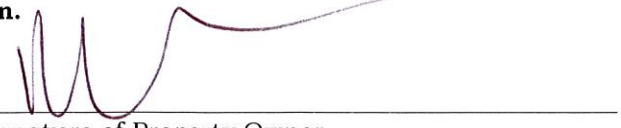
- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development ☐ New ☒ Modification Building(s) Sq Ft _____
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.


Signature of Applicant

Tony Manfre, South Windsor Superintendent of Pollution Control

Print Name of Applicant


Signature of Property Owner

Michael Maniscalco, South Windsor Town Manager

Print Name of Property Owner

Revised 2/26/2021

TIME FRAMES AND PROCEDURES FOR SUBMITTING APPLICATION & PLANS

1. Consult Planning Department for fee schedule. This application must be submitted and signed by the applicant and owner of the property. If the owner is not available to sign the application a letter must be submitted by the owner granted permission to the applicant.
2. All maps (3 copies) and documents (3 copies) per the Planning Department Checklist are required at time of application for review. Plans must be submitted as complete plans - which include the application plus all required information contained on checklist. It is the applicant's responsibility to ensure that all information required on the checklist is submitted in one package at the time of submission - including landscaping plans, architectural elevations, traffic report, etc.

After review, Town staff will notify the applicant of requested/required modifications.

If there are no plan revisions, an additional four (4) full size sets OR ten (10) 11"x17" size sets are required prior to the meeting day. If the applicant revises plans, seven (7) new full size sets OR three (3) full size and ten (10) 11"x17" size sets must be submitted. Revised plans should include all sheets and be complete packages (Applicant may disassemble previously submitted plans and reuse sheets if so desired). Plans are required to be submitted at least one (1) week prior to the day of the public hearing or meeting.

Note: If the applicant is required to go in front of the Architectural Design Review Committee, it is imperative that the applicant fulfill the requirements on the ADRC checklist by the time of the meeting.

3. The applicant shall be responsible for displaying a sign on the property that states that an application is pending before the Commission. The sign shall be visible from a town street and shall be displayed for at least ten (10) days before the scheduled meeting. Signs are available in the Planning Department, South Windsor Town Hall.
4. For any application for a zone change, special exception use, open space subdivision/resubdivision, earth filling, detached in-law or accessory apartment, or major home occupation, the applicant shall notify abutting property owners in writing by certified mail or certificate of mailing within seven (7) calendar days of the time an application is submitted that an application is pending in front of the Commission. The applicant is required to provide a copy of the certified letter and to whom the letter was sent. The applicant may also be requested by the Commission to notify other property owners at the direction of the Commission. (If an application is submitted to the Planning and Zoning Commission and the Inland Wetlands Agency / Conservation Commission simultaneously, one letter addressing both applications can be sent.)
5. All prospective applicants are urged to confer with Planning Department and Engineering Department staff prior to submission of any application to the Commission.
6. Applications are officially received at regular meetings of the Planning & Zoning Commission which are generally held the 2nd and 4th Tuesday of the month.
7. Incomplete applications may result in rejection by the Planning and Zoning Commission.

Revised 1/15/20

**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION APPLICATION FORM:
SITE PLAN MODIFICATION
CLARK STREET PUMP STATION (PS) UPGRADE PROJECT**

NARRATIVE ATTACHMENT TO APPLICATION

Introduction and Contacts:

The Town of South Windsor maintains and operates a wastewater pump station (PS) located on Town-owned property at 450 Clark Street, South Windsor, CT. Arcadis is preparing the design drawings and contract documents for this PS comprehensive upgrade project. JKB Consulting, LLC (as a subconsultant to Arcadis) is providing permit application preparation assistance.

Provided below is a project description and additional responses to parts of the South Windsor Planning & Zoning Commission Application Form: Site Plan Modification.

GENERAL PROJECT DESCRIPTION:

Site Description:

The wastewater PS is located at 450 Clark Street on a parcel of land owned by the Town of South Windsor in the Rural Residential (RR) Zone based on the South Windsor Zoning Map 2018. **Figure 1** shows the location of the PS site on the zoning map. The PS site is located immediately adjacent to Plum Gulley Brook and lies within the Podunk River watershed (CTDEEP ID: 4004-01).

Attachment 1 includes Site Plans prepared by Arcadis, entitled: “*Town of South Windsor Benedict Drive, Clark Street, and Pleasant Valley Road Pump Stations Comprehensive Upgrades*”. Wetlands were field delineated by William Kenny Associates, LLC and the delineated wetlands can be seen on the Existing Conditions Map (sheet G-004). Sheet D-003 includes a Demolition Site Plan and sheet C-006 includes a Soil Erosion and Sediment Control Plan. As can be seen on the Site Plan Sheet C-003, there is no proposed work within the delineated wetlands. Some of the work, however, does occur within the 100-foot upland review area (URA) of the wetlands. A minimal impact wetlands application is also being submitted to South Windsor for this project.

The PS site is partially located within the FEMA floodway and partially within the 100-year floodplain Zone AE. The PS site is located immediately adjacent to Plum Gulley Brook. The site plans show the relevant FEMA zones. The 100-year floodplain elevation for the site is 65.4 feet NAVD 88 and the 500-year floodplain elevation for the site is 67.0 feet NAVD 88.

Purpose & Description:

This wastewater PS will be upgraded, including demolition and removal of an existing jib crane and concrete pad, demolition and removal of an existing transformer and concrete pad, demolition of another existing concrete pad that formerly housed a tank, and demolition and removal of the existing generator and concrete pad. The existing driveway will also be removed and replaced. Other work includes removal of an existing retaining wall at the southern property boundary and installation of new screening fence on this same side of the PS. A new raised

*Clark Street Pump Station (PS)
Upgrade Project*

concrete pad will be installed for a new generator with a diesel belly tank on the south end of the site, and a new transformer on a concrete pad will also be installed on the south end of the site closer to Clark Street. The new transformer is located outside the mapped 100-year floodplain. The new concrete pad for the generator is partially located in the mapped floodplain, however, the new pad and generator are replacing existing structures and the existing ground elevations in this area are at ~elevation 65.4 feet NAVD 88 which is the elevation of the 100-year flood. Therefore, there will be no new fill in the floodplain. Minor grading in the floodplain is considered nominal. Work in the floodway includes minor paving and below-grade work, and no new fill is proposed within the floodway.

Other work includes minor grading, new paving, fencing, lighting and other miscellaneous site improvements. In addition, the existing pump station building will be modified to improve flood resiliency since the finished floor (FF) currently sits at elevation 64.9 feet NAVD 88, which is below the 100-year base flood elevation (BFE). Improvements include providing flood vents to equalize the hydrostatic forces on walls, providing an interior platform to access elevated electrical components, providing a new double door, and providing a stair and landing outside the new door. Electrical components within the building will be raised to elevation 68.4 feet NAVD 88 which is equal to the 100-year BFE + 3 feet to meet State resiliency requirements. Pumps in the “dry pit” are also being replaced with submersible pumps so they can continue to operate if the building floods. Other miscellaneous building updates will occur, including minor painting and replacement of roof shingles.

The new generator with the 1,132-gallon diesel belly tank will be installed on a concrete pad with a minimum elevation of 67.0 feet NAVD 88, which is equivalent to the elevation of the 500-year flood. The new transformer concrete pad will have an elevation of 68.65 feet NAVD 88 which is more than 3 feet above the 100-year BFE. **Attachment 1** includes the project site plans prepared by Arcadis that show the existing conditions, demolition work and changes to the PS.

Appropriate erosion and sediment (E&S) control measures will be utilized to minimize erosion and sedimentation off-site, to protect any impacted stormwater features, and to protect adjacent wetlands and Plum Gulley Brook adjacent to the site. The Contractor will be responsible for all E&S control measures installation, monitoring and maintenance. The entire PS encompasses a total of approximately 6,750 square feet (SF) (~0.15 acres). Therefore, the total site disturbance for this project will be, at a maximum, 0.15 acres which is less than 0.5 acres (the threshold for the need for an E&S Control Plan). Refer to site plan C-006 for E&S notes and details.

Site Plan Modifications:

Attachment 2 includes the completed South Windsor Checklist Required Information Site Plans. As indicated on the Checklist, relevant existing and proposed site features are shown on the Site Plans. **Table 1** attached here is a zoning setback table that includes the relevant setbacks for this PS (and others), and includes prior variances, as applicable. In addition, a table is included on Sheet C-003 of the Site Plans that shows how the proposed improvements comply with the required setbacks and zoning requirements.

Below is a summary of the proposed site plan modifications.

*Clark Street Pump Station (PS)
Upgrade Project*

- The new generator with the diesel belly tank and pad will be located a minimum of 5 feet from the side property line, 10 feet from the rear property line, and 27 feet from the front property line in accordance with prior variances obtained for the PS site (refer to **Table 1**). The height of the new generator will be within the zoning height restriction of 30 feet.
- The new transformer and concrete pad will be installed as shown on the south side of the PS site.
- The existing PS building will remain in place.
- As requested by the Town of South Windsor, the amount of new impervious surface was minimized and stone will be placed to provide an extended snow plow area to push snow to during the winter at the back of the pump station site. For the snow plow area, current grades will be maintained such that there will be no new fill in the floodplain or floodway. The Town is coordinating obtaining an easement from the adjacent property owner for placement of the proposed snow plow area.
- There are no proposed changes to stormwater handling at the PS site.
- There is no new lighting as part of the upgrades.
- New fencing will consist of 6-foot high chain-link fence (CLF) around the PS and a solid screening fence on the south side. A new security entrance gate will also be installed consisting of an 18-foot sliding chain link fence gate.
- A new area of turf reinforcement will be placed near the PS entrance to Clark Street.

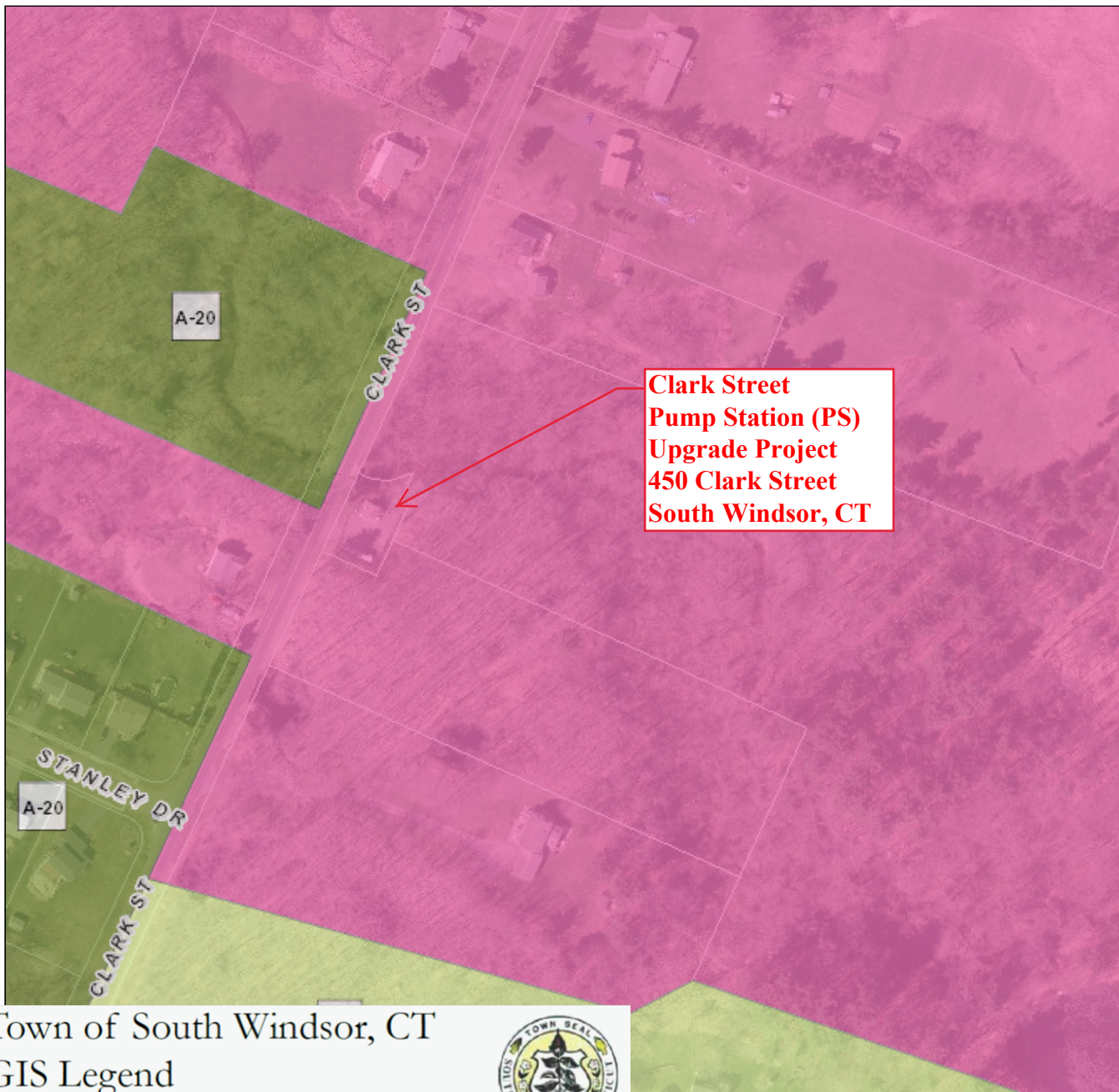
Project Schedule:

The anticipated work schedule is as follows:

Bidding:	Winter 2023-2024
Construction Start:	Summer / Fall 2024
Construction End:	Summer / Fall 2025



Date Printed: 10/13/2022



Town of South Windsor, CT GIS Legend

Planimetric Symbols

	Cemetery		Pool
	Golf Course		

Map Layer Symbols

Zoning	
	A-20
	A-30
	A-40
	AA-30
	CD
	DA-15
	DC
	DRZ
	Historic District
	Open Space

	Parcels
	Building Footprints
	Waterbody
	Stream

Leaf Pickup Districts

	District 1
	District 2
	District 3
	District 4

Voting Districts

	District 1
	District 2
	District 3

Road Centerlines

	Interstate
	State Arterial
	Minor/Private Road
	Railroad

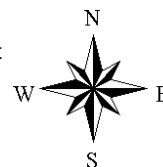
School Districts

	Eli Terry School
	Orchard Hill School
	Phillip R Smith School
	Pleasant Valley School
	Wapping School

DEP Watersheds

	Connecticut River
	Hockanum River
	Ketch Brook
	Podunk River
	Scantic River
	DEP Watershed Boundary

Approximate Scale: 1 inch = 200 feet



**FIGURE 1
CLARK STREET PUMP STATION
ZONING MAP**

TOWN OF SOUTH WINDSOR CHECKLIST REQUIRED INFORMATION SITE PLANS

APPLICANT Tony Manfre, South Windsor Superintendent of Pollution Control

PROJECT NAME Clark Street Pump Station Comprehensive Upgrade Project

This checklist must be signed by plan preparer (P.E./L.S.) declaring that all required information is provided. Items 1-7 are required for all applications; items 8-11 required where appropriate.

Check mark for each item supplied.

X

1. On each sheet for plans or maps, title block with the following information:

- a. Name, address and telephone of applicant.

X

- b. Name, address and telephone number of Land Surveyor or Professional Engineer.

X

- c. **Name of Development.**



- d. Date when drawings were made.

2. **Key Map:** An overall map drawn to a scale of 1 inch equals either 100 feet or 200 feet. This map will show the overall design of the Development and surrounding property within 500 feet.



- a. Data block which gives needed zoning information such as percentage of lot coverage, acreage of tract, number of apartment units, parking requirements, etc.

- b. Outline of buildings.**



- c. Layout of streets.

- d. Surrounding property boundaries-within 500 feet.**



- e. Names of abutting property owners.

- f. Proposed open spaces and recreation areas.**

- g. Driveway cuts on abutting properties and any properties across from proposed site.**

- #### h. Distance to and name of nearest intersection street.

3. Architectural Elevations: See attached checklist for Architecture and Design Review.

X

4. Plot Plan: A layout map of the proposed site drawn to a scale of 1 inch equals 40 feet on either of the following size sheets: (1) 24" x 36" with a 3/4" ruled margin; (2) 18" x 24" with a 1/2" ruled margin, containing the following data:

- a. Distance and bearings of all boundary lines and acreage of site. Iron pins required at all property angle points and shown on map.
- b. Proposed streets and street lines with center line station, curve data, and parking spaces.
- c. Building lines in accordance with zoning regulations.
- d. Proposed buildings and other structures, including signs, outside lighting, and dumpsters (on concrete pad and screened).
- e. Easements, noting grantors, grantees, and purpose must be shown in table format, e.g. below

Grantor	Grantee	Type of Easement	Date Filed	Vol/Pg

X

- f. Names of abutting property owners.
- g. Monuments will be indicated at corners and angles of all streets and at all points of curvature and tangency. The monumented points within proposed site shall be coordinated. These coordinates shall appear in tabular form on the plot plan. The accessibility of these CGS points shall be determined by the Town Engineer.
- h. All open space or other common or public land uses shall be indicated.
- i. A-2 certification; P.E./L.S. Seal.

X

X

5. Topographic Map: A map drawn to a scale of 1 inch to 40 feet on sheets not exceeding 24 inches by 36 inches, including ruled margins shall in addition to the requirements of the plot plans show the following:

X

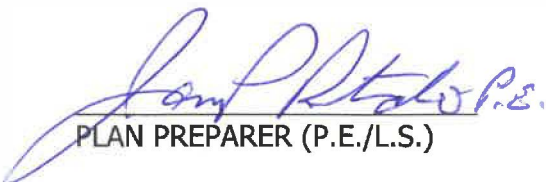
- a. All existing and proposed buildings.
- b. Curb Lines and pavement width, sidewalks.
- c. Existing and proposed sanitary sewers.
- d. Existing and proposed water and-all existing utilities.

X

X

- _____ e. Present wooded area indicated by foliage lines. Any trees to be saved should be shown.
- X f. Existing and proposed contours shall be shown in not less than two-foot intervals, but in cases of relatively level land, the contours shall be one-foot intervals and spot elevations.
- X g. Regulated wetlands and 100-year floodplain or note that none are present.
- X h. Proposed storm drainage system, showing all catch basins, endwalls, manholes, lengths and sizes of pipes and elevations of structures. (Maximum distance between catch basins shall be 300 feet and minimum size of storm drain lines shall be 15 inches, within Town ROW.) If plan/profile sheet is provided all of this does not need to be shown. Only top of frame elevations and inverts of open discharge pipe shall be shown on this plan.
- _____ i. Connections of all springs into proposed storm drainage system as needed.
- X j. Location and indications of existing brook channels, and 100-year flood limits.
- X k. A-2 & T-2 Certification; P.E & L.S. Seals.
- _____ 6. Landscaping plan
- _____ 7. Drainage calculations: - Zero Runoff Increase per attached guidelines.
- _____ 8. Traffic Report
- _____ 9. Site Lighting Plan
- _____ 10. Plans and Profiles: A plan and profile of the proposed streets drawn on plan/profile paper of scales 1 inch to 40 feet horizontally, and 1 inch to 4 feet vertically on sheets not exceeding 24 inches by 36 inches, including ruled margins and containing the following:
- _____ a. Layout of streets in sections coordinated by stations with the profile.
- _____ b. Street plan showing roadways, drainage, sanitary sewer (including house sewer), foundation drains, lot lines, buildings including all utilities with elevations (top frame and inverts), size, type, length, slopes of pipes.
- _____ c. Sight line at driveway & street intersections.

- _____ d. Profile of roadway showing existing and finished grades. Roadway profile will show all tangent grade and all vertical curve information.
- _____ e. Profile will show all catch basins and all drainage lines between catch basins with all invert and top of frame elevations, sizes, lengths and slopes of pipes.
- _____ f. Where any storm drainage line discharges into an existing brook sufficient profile of this brook will be shown to determine conditions.
- _____ g. CGS datum shall be used on all sites accessible to these controls. The Town Engineer shall, based on standard engineering practices, determine the accessibility of these controls.
- _____ h. Profiles shall show all sanitary sewer lines and manholes, including elevations, (inverts, top of frame) sizes, lengths, and slopes of pipes. Top of foundation elevations for building shall be shown.
- _____ 11. Open Space Site Improvement Plans: For sites which require or include a provision for open spaces, a plan which contains data for site improvement may be required. This map shall be drawn to a scale of 1 inch equals 40 feet.
- _____ 12. Sanitary Report: Where individual sanitary sewage disposal systems are proposed, the final plans shall include a Sanitary Report certified by a Professional Engineer. The report shall demonstrate the feasibility of the proposed individual systems.


PLAN PREPARER (P.E./L.S.)

6/24/2023
DATE

James Rotondo, Engineering Manager, Pereira Engineering, LLC
CT P.E. No.: 17057

SOUTH WINDSOR PUMP STATIONS: BENEDICT DR., CLARK ST., & PLEASANT VALLEY RD., SOUTH WINDSOR, CT
ZONING SETBACK TABLE 1

Zone and Pump Station Site	Lot Area (SF)	Frontage¹ (feet)	Lot Depth (feet)	Front Yard² (feet)	Rear Yard³ (feet)	Side Yard³ (feet)	Stories	Height (feet)	Lot Coverage
A-20 Zone: Benedict Dr. PS	20,000	100	150	40	40 or 10 if height <12 ft	10	2 ½	30	20%
RR Zone: Clark St. PS	40,000	175	200	27 ^a (50)	10 ^a (50)	5 ^a (20)	2 ½	30	15%
A-20 Zone: PV Rd. PS	20,000	100	150	17 ^b (40)	40 or 10 if height <12 ft	10	2 ½	30	20%

Notes:

Notes taken from Table 3.1.2.A: Residential Area, Density and Dimensional Requirements from the South Windsor Zoning Regulations, Revised March 27, 2022. Note that “Impervious Coverage” requirements from this table are not applicable to the A-20 and RR Zones.

1. Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 3.1.2.A are greater, the Table 3.1.2.A requirements apply.
2. Lots with frontage on Buckland Road or Sullivan Avenue have a minimum front yard setback of 50 feet. Where the requirements of Table 3.1.2.A are greater, the Table 3.1.2.A requirements apply.
3. Buffers are in addition to required side/rear yards.

Notes specific to the PS sites based on prior variances obtained for certain sites.

- a. For the Clark St. PS site located at 450 Clark Street, three variances were granted by the South Windsor Zoning Board of Appeals on April 5, 2001 for the front (27 ft instead of 50 ft), side (5 ft instead of 20 ft), and rear yard (10 ft instead of 50 ft) setbacks as noted in the table. The number in parentheses is the normal setback required by the Zoning Regulations.
- b. For the PV Rd. PS site located at 947 Pleasant Valley Road, a variance was granted by the South Windsor Zoning Board of Appeals on June 16, 2005 for pump station improvements to allow modification of an existing nonconforming structure MF zone. A Site Plan for 565 PV Road, prepared by CDM and P.E. signed 3/17/03 indicates a 17 ft front yard setback from the property line for the electrical and controls building. The number in parentheses is the normal setback required by the Zoning Regulations.

Abbreviations:

A-20	Residential A-20 Zone
PS	Pump station
PV	Pleasant Valley
RR	Rural Residential Zone
SF	square feet