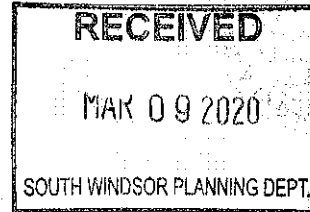


**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

Application Number: 20-17P  
Official Receipt Date: 3-10-20  
Munis Application #: 202000389



APPLICANT: 360 Burnham Street, LLC

PROJECT NAME: Property of 360 Burnham Street, LLC

COMPLETE LOCATION OF PROPERTY: 360 Burnham Street, South Windsor, CT

OWNER OF RECORD ON LAND RECORDS: 360 Burnham Street, LLC

OWNER ADDRESS: 61 School Brook Lane, Vernon, CT 06066 CID: 718576

GIS PIN # 15600360 ZONE Industrial

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Stephen T. Penny, Esq.; 202 West Center Street, Manchester, CT 06040; 860-646-3500;

stpenny@pbolaw.com

CID: 718571

Estimated presentation time: 1.0

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 13,400
- ☐ 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.**

360 Burnham Street, LLC

360 Burnham Street, LLC

By [Signature]

By [Signature]

Signature of Applicant

Signature of Property Owner

David A. Simler, Manager

David A. Simler, Manager

Print Name of Applicant

Print Name of Property Owner

Revised 1/15/2020

TOWN OF SOUTH WINDSOR CHECKLIST  
REQUIRED INFORMATION SITE PLANS

APPLICANT 360 Burnham Street, LLC

PROJECT NAME property of 360 Burnham Street, LLC

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.

- |                                     |  |
|-------------------------------------|--|
| <u>X</u>                            | 1. On each sheet for plans or maps, title block with the following information:  |
| <u>X</u>                            | a. Name, address and telephone of applicant.   |
| <u>X</u>                            | b. Name, address and telephone number of Land Surveyor or Professional Engineer.   |
| <u>X</u>                            | c. Name of Development.  |
| <u>X</u>                            | d. Date when drawings were made.   |
| <u>X</u>                            | 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. |
| <u>X</u>                            | a. Data block which gives needed zoning information such as percentage of lot coverage, acreage of tract, number of apartment units, parking requirements, etc.                              |
| <u>X</u>                            | b. Outline of buildings.   |
| <u>N/A</u>                          | c. Layout of streets.  |
| <u>X</u>                            | d. Surrounding property boundaries-within 500 feet.  |
| <u>X</u>                            | e. Names of abutting property owners.  |
| <u>N/A</u>                          | f. Proposed open spaces and recreation areas.  |
| <u>N/A</u>                          | g. Driveway cuts on abutting properties and any properties across from proposed site.  |
| <u>720 ft East of Dolores Drive</u> | h. Distance to and name of nearest intersection street.  |
| <u>X</u>                            | 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:

  X  

a. Distance and bearings of all boundary lines and acreage of site. Iron pins required at all property angle points and shown on map.

 N/A 

b. Proposed streets and street lines with center line station, curve data, and parking spaces.

  X  

c. Building lines in accordance with zoning regulations.

  X  

d. Proposed buildings and other structures, including signs, outside lighting, and dumpsters (on concrete pad and screened).

 N/A 

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.

 N/A 

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.

 N/A 

h. All open space or other common or public land uses shall be indicated.

  X  

i. A-2 certification; P.E./L.S. Seal.

  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.

  X  

b. Curb Lines and pavement width, sidewalks.

  X  

c. Existing and proposed sanitary sewers.

  X  

d. Existing and proposed water and-all existing utilities.

- 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.
- N/A  i. Connections of all springs into proposed storm drainage system as needed.
- N/A  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.
- X   6. Landscaping plan
- X   7. Drainage calculations: - Zero Runoff Increase per attached guidelines.
- X   8. Traffic Report
- X   9. Site Lighting Plan
- N/A  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:
- N/A  a. Layout of streets in sections coordinated by stations with the profile.
- N/A  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.
- X   c. Sight line at driveway & street intersections.

N/A

- d. Profile of roadway showing existing and finished grades. Roadway profile will show all tangent grade and all vertical curve information.

N/A

- 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.

N/A

- f. Where any storm drainage line discharges into an existing brook sufficient profile of this brook will be shown to determine conditions.

I looked and there  
are no CGS monuments  
within miles of the site.  
(Not practical)

- 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.

N/A


- 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.

N/A

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.

N/A

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.)

02/19/2020

DATE

**TRAFFIC IMPACT STATEMENT FOR THE PROPOSED DEVELOPMENT OF  
360 BURNHAM STREET  
SOUTH WINDSOR, CT**

The proposed development of the subject property will be the construction of 13 small business rental units in 3 separate buildings, with a total gross floor area of 13,400 square feet; construction of paved driveways and parking areas; construction of on-site storm water management facilities, including storm water retention/infiltration basins with a discharge either to wetlands on the project site or to a catch basin located on the north side of Burnham Street; installation of on-site sanitary sewer, potable water supply, natural gas, electric and telecommunications facilities, which will be constructed from connections to the respective existing main line utility infrastructure in Burnham Street or its right of way; other miscellaneous associated incidental construction; and land regrading and restoration, including earth cuts and fills and finished landscaping. A new curb cut from Burnham Street will be created for the construction of a proposed 24 foot wide two-way driveway entrance/exit for the subject property. The curb-to-curb pavement width of Burnham Street is 29 feet where the new curb cut is proposed. Sight lines from the proposed driveway location are satisfactory. The proposed driveway cut for the subject project site will be located about 0.5 miles east of the western terminus of Burnham Street, from its intersection with U.S./CT Route 5.

Burnham Street and its right of way in the vicinity of the proposed project site is located entirely within the Town of East Hartford. The East Hartford – South Windsor town line is coincident with the northerly street line of Burnham Street. Burnham Street in this area is mostly developed with a mixture of commercial, industrial and medium-density residential use.

It is anticipated that the primary market for the proposed rental units will be for the small business building and maintenance trades and skilled craftspersons, such as electricians, plumbers, carpenters, home improvement contractors, roofers, painters, woodworkers, handymen/women, graphic artists, event stagers, and the like, who may use the units as a base of operations for an office, storage of materials and supplies used in their trade or business, assembly and fabrication of parts, materials and products used or produced in their business, and parking of motor vehicles and utility trailers used in the trade or business in which they are engaged. Eleven of the proposed units will be located within one building and will each have a gross floor area of 1000 square feet. Each unit will have a personnel door, an overhead door, and two external and one internal parking spaces. The construction of this proposed building containing the eleven rental units will be modular, so that each unit could be rented individually for the smallest business operation, or two or more contiguous units could be rented by one entity for a larger business operation. Whatever the arrangement, the unit(s) rented by any particular tenant would be separated from adjacent tenants by walls constructed within the interior of the buildings. In addition, there will be two separate free standing buildings of 1200 square feet gross floor area each on the site, with each comprising one rental unit, and having the same door and parking space arrangement as the proposed 1000 square foot units.

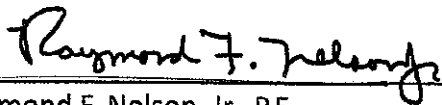
The subject project site will have easy access and egress to/from major roads and highways located within a short distance of the site, including I-291 east and west; U.S. /CT Route 5 north and south, and CT Route 30 east. It is logical to presume that most traffic will utilize one or more of these major routes for access and egress to/from Burnham Street and the subject project site. In addition, the noted routes in turn directly connect to other major expressways and/or arterial routes in South Windsor, East Hartford, and vicinity, providing ultimate direct travel in all directions to and from the subject project site.

The traffic impact of the proposed development will depend on how the proposed rental units will be used and occupied once the site is fully developed. For instance, if each constructed unit is ultimately

rented separately, which may not be the case, one could presume that the traffic generated from the site might be more than if the particular tenants were to rent two or more adjacent multiple units. Even though the proposed use of the subject property does not fit the exact description of any one particular category of published ITE traffic generation rates, employing the "Light Industrial" (Use 110) and "Industrial Park" (Use 130) classifications as the most similar, and using an average daily traffic generation rate of 7 trips per 1000 square feet of gross floor area, or 3.6 trips per employee, together with the proposed total gross floor area proposed for the project and a presumption of all units being rented separately, with an average of 3.5 employees per unit, 91-146 daily vehicle trips may be expected. While the average daily traffic generation was derived from the foregoing, the peak AM and PM hours are more speculative. Based on the selected use categories, the peak AM hour would be about 10-16 trips, while the peak PM hour would be about 11-18 trips. However, in a typical industrial use and employment scenario, employees would generally come to work during the usual peak morning hours and leave work for the day during the PM peak hours, with occasional come-and-go trips and deliveries to or shipping from the particular business during other hours. However, with the potential use and occupancy of the proposed rental units, it is probably unlikely that each one would be continuously occupied and used during the entirety of a usual working day, like an industrial or manufacturing facility or office, or even maintain regular on-site hours, therefore reducing the daily traffic generation to and from the subject site. With the nature of the proposed businesses likely to rent the proposed units, it is presumed that the primary times when the units might be used is early mornings and late afternoons, which might not coincide with peak traffic hours for more conventional employment centers, and with less come-and-go traffic during the daytime. Also, there would likely be certain particular units which might be used irregularly, and/or not on a daily basis, so that the total amount of traffic generation from the developed site could be at a lower rate.

Another factor to be recognized in considering the traffic impact of the proposed use of the subject property is that this property will be but one of many already commercial and/or industrial developed properties within this general vicinity of South Windsor and East Hartford, which historically may have ranged in use, occupancy and traffic generation rates from time to time, as ownership and/or leasing of the properties and employee counts changed, and that total traffic counts along Burnham Street may have varied as a result.

Therefore, based on the foregoing discussion, it is my professional opinion that the development of the subject property as now proposed, the anticipated use and occupancy of this property, and the additional traffic movements which will be generated as a result of the proposed development, are anticipated to have minor impact on traffic use, volume and patterns on the local and State roads in the vicinity which will be used as access to and egress from the subject project site.



Raymond F. Nelson, Jr., P.E.  
Civil Engineer

# **STORMWATER MANAGEMENT REPORT**

**FOR THE PROPOSED SITE DEVELOPMENT OF  
360 BURNHAM STREET  
SOUTH WINDSOR, CT**

**PREPARED FOR:  
360 BURNHAM STREET, LLC  
APPLICANT & PROPERTY OWNER**

February 17, 2020





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**STORM WATER MANAGEMENT REPORT**  
FOR THE PROPOSED SITE DEVELOPMENT OF  
360 BURNHAM STREET  
SOUTH WINDSOR, CT

**INTRODUCTION**

This Stormwater Management Report was prepared to address the requirements of Section II of the Town of South Windsor's *Public Improvement Specifications, Effective June 30, 2006*, as amended. The project site (hereinafter referred to as the "subject property" in this narrative) is located in an area which features a combination of developed industrial, commercial and moderate density residential properties, as well as some vacant and presently undeveloped properties. Burnham Street and its right-of way, on which the subject property has its frontage, is entirely located within the Town of East Hartford. The northern street line of Burnham Street is the present front boundary line of the subject property. The subject property, which is 6.6 acres in size, is presently undeveloped, although this property was used in the past for some unknown purpose, as remnants of past development on the property are evident, including old foundation locations. The entire property is shaped like the number "seven", with a dogleg to the west as viewed from its frontage on Burnham Street. For this land use proposal, approximately 1.5 acres of the property will be disturbed for the construction of the proposed development. The remainder of the property will remain "as-is" for the present development proposal.

The proposed development of the subject property will be the construction of 13 small business rental units in three separate buildings, with a total gross floor area of 13,400 square feet; construction of on-site storm water management facilities, including three storm water retention/infiltration basins with overflow discharges to either a catch basin on the north side of Burnham Street or to inland wetlands on the subject property; installation of on-site sanitary sewer, potable water supply, natural gas, electric and telecommunications facilities; other miscellaneous associated incidental construction; and land regrading and restoration, including earth cuts and fills, and finished landscaping.

**MAPPING**

A complete set of site development plans for this project has been prepared by Messier Survey, LLC and Raymond F. Nelson, Jr., P.E., Civil Engineer, and others, and is being submitted as part of an application to the Town of South Windsor Inland Wetlands Agency/Conservation Commission, Planning & Zoning Commission, and other Town bodies for approval of this project. These Site Development Plans are incorporated by reference as part of this report.

**EXISTING STORM DRAINAGE FACILITIES AND STORMWATER RUNOFF PATTERNS**

The only existing storm drainage facilities in the vicinity of the project site are those located in Burnham Street and its right-of-way, and are part of the Town of East Hartford's public infrastructure. The existing facilities include catch basins and connecting storm drainage piping. There are no constructed storm water management facilities on the subject property. At present, the storm water runoff pattern on much of the portion of the subject property to be developed is generally in an overall easterly to westerly direction across the property, either to a developed abutting property also fronting on Burnham Street, or to inland wetlands on the subject property. A small portion of the subject property along its eastern boundary drains to wetland areas in two locations on the subject property, which wetlands extend into the abutting property to the east. The topography of the portion of the subject property to be developed is quite flat, with surface elevations ranging from a low of about elevation 59.55 to a high of about elevation 63.7, as determined by the field survey performed for this project. The majority of the portion of the subject property to be developed is wooded. Some of the ground surface along the common

property line with the abutting developed property to the east features a gravel driveway and grassed area encroachment onto the subject property. The soil mapping units in the area of proposed development on the subject property, as mapped by the USDA NRCS, and as confirmed by George T. Logan, MS, PWS, CSE, Registered Soil Scientist, of REMA Ecological Services, LLC, are Ninigret Fine Sandy Loam in the upland area, Walpole Sandy Loam in the inland wetlands, and Udorthents-Urban Land Complex to the south of the north street line of Burnham Street.

## **PROPOSED STORMWATER MANAGEMENT CONSIDERATIONS FOR THE PROJECT SITE**

Because the Town of East Hartford will not allow any stormwater runoff flow from the subject property to the existing storm water drainage system in Burnham Street less than that generated by a 100-year storm event, and due to the extreme flatness of the subject property and lack of any sufficient vertical elevation differential which would be required to construct a conventional stormwater runoff, conveyance and collection system to discharge to a water course or wetland on the property, the stormwater management system designed for this project will consist of three stormwater retention/ infiltration basins of sufficient volume capacity to accept in excess of the computed 100-year storm event runoff from the developed property. These basins have been designated as Basins No. 1, 2 and 3 on the project site development plan drawings.

Basin No. 1 will be located just to the north of the front property line of the subject property and to the east of the proposed driveway entrance to be constructed from Burnham Street. It will include an elevated catch basin which will connect to an existing catch basin in Burnham Street, to convey any flows reaching the basin in excess of the computed 100-year storm runoff.

Basin No. 2 will be located about midway into and on the west side of the portion of the subject property to be developed, and will have a riprap spillway to the adjacent inland wetland to convey any flows reaching the basin in excess of the computed 100-year storm runoff. The down-gradient sides of this basin will include a 3 foot wide level berm upgradient of adjacent inland wetland boundaries.

Basin No. 3 will be a long "J" shaped curvilinear basin which will be located along the east, south and west sides of the portion of the subject property to be developed. It will have the same level berm and overflow arrangement as Basin No. 2.

Virtually all of the stormwater runoff for the developed site will be directed to the basins. The exceptions will be the narrow strip of landscaped land between the proposed driveway and the western side property line of the subject property, and the narrow strips of landscaped land between the tops of the Basins No. 2 and 3 berms and adjacent downgradient wetlands boundaries and/or undisturbed existing vegetation. The tributary drainage area will also include a small area of hydraulically connected land on the abutting property to the east of the subject property, and within the right-of-way of Burnham Street.

## **DESIGN COMPUTATIONS**

### **PEAK FLOW RATES & VOLUMES:**

Peak flow rates and volumes for the existing (pre-development) and proposed (post-development) storm water runoff from the portion of the subject property to be developed, and hydraulically connected abutting properties were determined for the 2, 10, 25 and 100 year storm events, as required by the Town of South Windsor's *Public Improvement Specifications*.

The design computations were performed using the Rational Method or Modified Rational Method, with the aid of the *Hydroflow Hydrographs 2004* computer software programs by IntelliSOLVE, following manual determination of input parameters. Times of concentration were determined using the Seelye Nomograph.

## WATER QUALITY VOLUME (WQV) & WATER QUALITY FLOW (WQF) :

Using the methodology detailed in Section 7 and Appendix B of the *2004 Connecticut Stormwater Quality Manual* by the Connecticut Department of Environmental Protection, the Water Quality Volume (WQV) and Water Quality Flow (WQF) for the stormwater runoff which will discharge to the proposed stormwater retention/infiltration basins for this project were computed.

Design computations for the storm water management analysis for this project, and maps depicting the tributary drainage areas for both the existing and the proposed conditions, are included as part of this report. It is to be noted that due the flatness of the subject property and limited variation in existing ground surface elevations, there are several distinct existing tributary drainage areas in the area of the property to be developed, whereas the individual tributary drainage areas will be larger once the site development occurs.

A summary of the computed values for the 100-year storm event, WQV, and WQF is as follows:

	Peak Runoff Rate (c.f.s.)	Runoff Volume (c.f.)	WQV (c.f.)	WQF (c.f.s.)	
Existing Drainage Area E1:	0.23	525	N/A	N/A	
Existing Drainage Area E2:	0.12	326	N/A	N/A	
Existing Drainage Area E3:	0.15	497	N/A	N/A	
Existing Drainage Area E4:	0.06	177	N/A	N/A	
Existing Drainage Area E5:	0.08	70	N/A	N/A	
Existing Drainage Area E6:	0.03	23	N/A	N/A	
Proposed Drainage Area P1:	1.71	2,190*	1,002	0.22	[Basin No. 1 volume = 2,310 c.f.]
Proposed Drainage Area P2:	2.34	2,941*	1,409	0.31	[Basin No. 2 volume = 3,725 c.f.]
Proposed Drainage Area P3:	0.78	3,106*	784	0.10	[Basin No. 3 volume = 4,036 c.f.]

\*Computed by Modified Rational Method with 2xTc storm duration

## DESIGN AND CONSTRUCTION DETAILS

Details of proposed storm water management facilities proposed for this project are included in the complete set of Site Development Plans for this project, as described above.

RE: Project Name 360 BURNHAM STREET Appl # 20-17P

Address: 360 BURNHAM STREET

NOTE: Complete Stormwater Management Report is available for review in the Planning Department in the Town Hall, 2<sup>nd</sup> Floor, 1540 Sullivan Avenue, South Windsor