TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION

January 4, 2023 — Lincoln Center Hearing Room, 494 Main Street
7:00 P.M. — Or virtually, via Zoom

AGENDA

This meeting will be held both in person and virtually, via Zoom. The meeting will be shown live on Cox Channel 16 and streamed live at http://www.channel16.org/CablecastPublicSite/watch/1?channel=1. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at https://manct.us/meeting by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

PUBLIC HEARING:

1. **CLEVER AVILA** – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street.
    - Resubdivision (SUB-0002-2022)

BUSINESS:

1. **CLEVER AVILA** – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street.
    - Resubdivision (SUB-0002-2022)
    - Erosion & Sedimentation Control Plan (ESC-0014-2022)

2. **DORJAN PUKA** – To add a partial roof structure to the existing patio at 1436 Pleasant Valley Road.
    - Special Exception Modification (PSE-0038-2022)

3. **BATTISTON'S OF MANCHESTER, INC.** – For excavation and off-site disposal of impacted soils within the upland review area at 441 Middle Turnpike West.
    - Inland Wetlands Permit (IWP-0029-2022)

4. **TOWN OF MANCHESTER** – Mandatory referral for purchase of 942 Main Street.
    - Mandatory Referral (MR-0003-2022)

5. **FENN MOUN** – To remodel the existing Chipotle building and add a 223 sq. ft. addition for a pick-up window at 50 Hale Road (a.k.a. 48 Hale Road).
    - Special Exception Modification (PSE-0028-2022) – ***Request for Extension***

6. **ADMINISTRATIVE REPORTS**
    - Administrative Approvals:
        - DuBaldo Realty Purnell, LLC – Lot Line Revision (LLR-0003-2022) – 31, 35, & 41 Purnell Place

7. **APPROVAL OF MINUTES**
    - December 5, 2022 – Public Hearing/Business Meeting

8. **RECEIPT OF NEW APPLICATIONS**

TOWN OF MANCHESTER
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on January 4, 2023 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petition:

CLEVER AVILA – Resubdivision (SUB-0002-2022) – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street, Residence AA zone.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This meeting will be shown live on Cox Channel 16 and streamed live at http://www.channel16.org/CablecastPublicSite/watch/1?channel=1. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at https://manct.us/meeting, by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of this petition is in the Planning and Economic Development Department, Lincoln Center Building, 494 Main Street, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday). Information about this application will be available online at https://Manchesterct.gov/pzc by the Friday before the hearing.

Planning and Zoning Commission
Eric Prause, Chair

TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Planning & Zoning Commission

FROM: Megan Pilla, Principal Development Planner MP

DATE: December 29, 2022

RE: Clever Avila – 270 Gardner Street
Resubdivision (SUB-0002-2022)
Erosion & Sedimentation Control Plan (ESC-0014-2022)

Introduction

The applicant is requesting approval of a 4-lot resubdivision of the existing parcel. The property is located in the Residence AA zone.

Project Description

The 7.11-acre parcel is part of the 'Harvest Farm Section III' subdivision which was approved in 2007. It is located on the westerly side of Gardner Street across from Lenti Drive. Adjacent uses are all single-family residences. The parcel currently contains an existing single-family house, gravel driveway, detached garage, and a barn.

The applicant proposes resubdividing the lot to create three (3) new lots, each of which would be developed with a new single-family house and associated driveway. The existing house at 270 Gardner Street will remain and retain approximately 167 ft. of frontage on a 4.65-acre lot. The existing garage and barn are proposed to be demolished, and the gravel driveway removed and replaced with a new paved driveway on the north side of the house. The three (3) new lots (labeled on the attached plans as Lots 49, 50, and 51) would be carved out of the southeast corner of the existing parcel, and would each have approximately 0.8 acres of land with approximately 120 ft. of frontage on Gardner Street.

The applicant has provided the attached statement from a registered soil scientist indicating that no wetlands or watercourses were identified on the site.

<u>Traffic</u>

The addition of three (3) new single-family homes is not expected to have a noticeable impact on local traffic.

Utilities

This section of Gardner Street is served by Town water and sanitary sewer. The house at 270 Gardner Street is already connected to those services. Each of the three (3) proposed new houses would be connected to those services via installation of new lateral lines from Gardner Street. The expected increase in demand on these services is negligible.

Stormwater

Each of the three (3) proposed new houses would have a drywell to collect and infiltrate roof runoff. As a result, the only impervious surfaces on the site that will be contributing to surface runoff would be the existing house and the four (4) driveways, which total approximately 11,600 sq. ft. (a net decrease of 230 sq. ft. from the current condition).

Open Space

Section 4.07.01 of the Subdivision Regulations requires that a minimum of 10 percent of the total area of a subdivision of a tract of land larger than five (5) acres be dedicated to the Town of Manchester as public open space. Section 4.07.05 states that the Commission may instead accept a fee in lieu of open space.

The applicant is proposing payment of a fee equivalent to 10 percent of the fair market value of the land prior to subdivision in lieu of the dedication of open space for the proposed resubdivision in accordance with this regulation.

Erosion & Sedimentation Control

Erosion and sedimentation control measures are highlighted in yellow on sheet 3 of the attached plan set. An anti-tracking pad is shown at the entrance to each of the four (4) driveways. The construction areas for each of the three (3) proposed new houses include silt fence downgrade of the construction area and a dedicated stockpile area with silt fence on the downgrade side. Silt sacks are shown in the existing catch basins on Gardner Street.

Staff Review

Town staff has reviewed the plans and documents submitted with the application and an update on the status of any comments will be provided at the January 4, 2023 meeting.

mp
\\TOWNFILE2\Users\Planning\PZC\2023\01 - January 04\Packet\SUB-0002 (270 Gardner) - Memo.docx
Attach.

Town of
Manchester, CT

Geographic Information
Systems

270 Gardner Street

- Roads
- Manchester Town Boundary
- AA - Residence AA
- PRD - Planned Residence Development
- RR - Rural Residence

NOTES:
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 300 feet

70 0 70 140 210 280 Feet

Date: 11/29/2022

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

November 1, 2022

Ms. Megan Pilla, PLA, ASLA
Town of Manchester
494 Main Street
Manchester, Connecticut 06040

Re: Harvest Farm – Section IV
Erosion & Sediment Control Narrative

Dear Ms. Pilla,

Harvest Farm-Section IV is a proposed resubdivision of a 7.11 acre parcel located at 270 Gardner Street. The parcel currently contains a house, gravel driveway, detached garage and a large barn. The Resubdivision application proposes to create three new building lots for a total of four parcels.

The timing of the construction of the proposed houses will be up to the builder or property owner. Silt fence will be installed downgrade of proposed disturbed areas and an anti-tracking pad will be placed at the site entrance followed by the stripping and stockpiling of topsoil. Once the site is final graded the disturbed areas shall be loamed and seeded and the siltfence can be removed once the individual lot is stabilized.

The resubdivision plan includes erosion and sediment control details consisting of anti-tracking pad, siltfence, stockpile area and seeding schedule. In addition, a drywell detail is provided to infiltrate runoff from each proposed roof.

All sediment and erosion control procedures and construction of all stormwater drainage structures shall essentially be in accordance with the “2002 Connecticut Guidelines for Soil Erosion and Sediment Control”.

Please contact me with any questions.

Mark A. Peterson P.E.

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

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TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

November 1, 2022

Mr. Jeff LaMalva
Town of Manchester
494 Main Street
Manchester, Connecticut 06040

Re: Harvest Farm – Section IV
Engineering Narrative

Dear Mr. LaMalva

Harvest Farm-Section IV is a proposed resubdivision of a 7.11 acre parcel located at 270 Gardner Street. The parcel currently contains a house, gravel driveway, detached garage and large barn totaling 11,830sf of impervious surface. The Resubdivision application proposes to create three new building lots for a total of four parcels.

Two deep test pits and two percolation tests were conducted in the area of the proposed houses. The deep test pit profiles generally consisted of topsoil over a fine to medium sand for depth of at least ten feet. Percolation tests were performed in the sand layer which resulted in rates of less than 1 min/in (soil data is shown on the Resubdivision Plan).

Each proposed house will have a proposed drywell to collect and infiltrate roof runoff. In addition, the existing barn and detached garage will be removed from the site. The remaining on-site impervious surfaces consist of the existing house and the four driveways which totals 11,600sf and is less than the area of existing impervious surface. Therefore, we do not expect this project will result in an increase in stormwater runoff.

Please contact me with any questions.

Mark A. Peterson P.E.

Datum Engineering & Surveying LLC.
Richard Zulick
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278
(860) 429-1918

April 2, 2022

Town of Manchester
Inland Wetlands and Watercourses Agency
Manchester, CT.

Wetland report for property located at :

270 Gardener Street, Manchester, CT.

I have field checked the above referenced property for wetland soils. This parcel is located west of Gardner Street and north of Carriage Drive in the Town of Manchester, CT. The bulk of the property consists of disturbed soils as a result of past activity. **No wetland soils or watercourses have been identified on this parcel.**

This field delineation has been done in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

This lot consists of approximately seven acres and exists as the remaining farmland after multiple subdivisions within the original larger farm. Most of the area is and has been cultivated or in forage crop production. A house, garage and old barn foundation exist at the northeast corner of the property.

While no deep soil observation pits have been observed by me, the soils on this property appear to primarily consist of the Manchester gravelly sandy loam soil series.

Manchester Soil Series

The Manchester series consists of very deep, excessively drained soils formed in sandy and gravelly glacial outwash and stratified drift. They are nearly level to steep soils on outwash plains, terraces, kames, deltas and eskers.

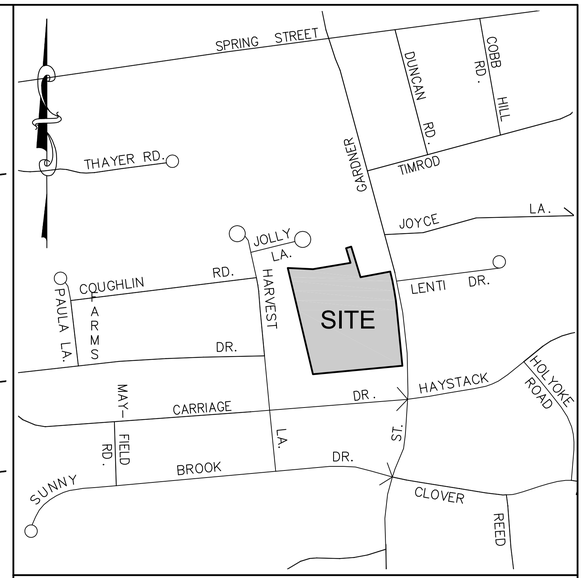
TAXONOMIC CLASS: Sandy-skeletal, mixed, mesic Typic Udorthents.

Please feel free to call me at the above phone number if you have any questions.

Sincerely,

Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

22-006



KEY MAP SCALE: 1"=400'

NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A DEPENDANT RESURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED PROPERTY LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. PLAN SHEETS DEPICTING CONTOUR LINES CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON ARE BASED UPON HORIZONTAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAD 83 AS ESTABLISHED IN 1998) AND VERTICAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAVD 88 USING GEOID 96), PER THE PUBLISHED COORDINATES OF TOWN OF MANCHESTER CONTROL MONUMENTS 284 & 285.
   #284 N 836338.159, E 1067689.461, ELEV. 312.04
   #285 N 836358.499, E 1068218.142, ELEV. 331.84
3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   A. "RESUBDIVISION PLAN OF HARVEST FARM SECTION III 270 GARDNER STREET MANCHESTER, CT PROPERTY SURVEY / PLOT PLAN" BY HOLMES & HENRY ASSOCIATES, LLC. DATE: 9/18/06. REVISED: 3/12/07. SHEET 1 OF 6.
4. THIS PARCEL IS LOCATED IN THE RESIDENCE AA ZONE.
5. TOTAL AREA OF PARCEL = 7.11 Acres.
6. PARCEL IS ENTIRELY LOCATED IN FLOOD HAZARD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), PER "FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 394 OF 675 MAP NUMBER 09003C0394F EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. THIS PARCEL DOES NOT CONTAIN ANY INLAND WETLANDS AS NOTED ON THE PLAN REFERENCED IN NOTE 3.A. RICK ZULICK C.S.S. HAS ALSO DETERMINED THAT THERE ARE NO WETLANDS ON THE PROPERTY. SEE LETTER DATED APRIL 2, 2022.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. STREET TREES PROPOSED ON THESE PLANS WILL BE SELECTED FROM THE SUGGESTED STREET TREE LIST.
10. THIS PROPERTY WAS PURCHASED ON NOVEMBER 24, 2021 AND THE TOWN OF MANCHESTER ASSESSOR HAS ASSESSED THE LAND AT $56,600. A FEE IN-LIEU-OF OPEN SPACE IN THE AMOUNT OF $1,415 WILL BE PAID AT THE TRANSFER OF EACH PARCEL ($56,600x10%)/4=$1,415.
11. ALL GRANITE STONE REMOVED FROM THE SITE SHALL BE DELIVERED TO THE TOWN OF MANCHESTER.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson — L.S. 23430
ERIC R. PETERSON — REGISTRATION NO.

APPROVED
PLANNING AND ZONING COMMISSION
MANCHESTER, CT
DATE:_____
SIGNED:_____

REVISIONS
12/01/2022 STAFF COMMENTS

RESUBDIVISION PLAN
LAYOUT PLAN
HARVEST FARM – SECTION IV
270 GARDNER STREET
MANCHESTER, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	09-30-2022	1 of 5	11034

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11034\dwg\11034A.dwg

JOLLY LANE

HARVEST LANE

LENTI DRIVE

GARDNER STREET

HAYSTACK ROAD

CARRIAGE DRIVE

N/F
LINDA G. & DAVID S. ADAMS
69 HARVEST LANE

N/F
CAROL L. TURKINGTON LIVING TRUST
DATED MARCH 30, 2020
10 JOLLY LANE

N/F
KAREN J. HARLEY
20 JOLLY LANE

N/F
KIMBERLY MARINAN
250 GARDNER STREET

N/F
ZACHARY SCHURIN
253 GARDNER STREET

N/F
EDWARD P. KOSTEK
260 GARDNER STREET

N/F
RUTH M. TUCKER
5 LENTI DRIVE

N/F
EDWARD J. & GEORGIA A. ASSELIN
8 LENTI DRIVE

N/F
YEONG-LONG & SHING-JIUAN SHIUE
59 HARVEST LANE

N/F
RIMA S. & DAVID P. RIEDEL
49 HARVEST LANE

N/F
LAURA F. CASSIDENTO TRUST
39 HARVEST LANE

N/F
TIMOTHY & ANGELA HEWINS
29 HARVEST LANE

N/F
IRENEUSZ P. & URSZULA A. KOLODZIEJ
19 HARVEST LANE

N/F
JOHN ALAN & ARLENE P. CARLSON
41 CARRIAGE DRIVE

N/F
KEVIN A. & MARNIE A. WALTON
29 CARRIAGE DRIVE

N/F
MARC INC OF MANCHESTER
15 CARRIAGE DRIVE

N/F
RICHARD F. & EILEEN M. DALEY
5 CARRIAGE DRIVE

N/F
PATRICIA H. CLARK REVOCABLE TRUST
299 GARDNER STREET

N/F
RICHARD L. WATSON
307 GARDNER STREET

LOT 52
202,487 S.F.
4.65 ACRES
270

LOT 51
35,058 S.F.
0.80 ACRES
280

LOT 50
36,000 S.F.
0.82 ACRES
290

LOT 49
36,180 S.F.
0.83 ACRES
300

SANITARY SEWER EASEMENT IN FAVOR OF THE TOWN OF MANCHESTER

DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF MANCHESTER

5/8"REBAR FOUND

S73°07'58"W 30.00'

BOX-WIRE FENCE

S16°52'02"E 86.73'

N16°52'02"W 121.00'

SHED

N87°07'11"W 140.60'

13.00'

S80°21'33"W 199.92'

212.92'

15'S.Y.

SPLIT RAIL FENCE

178.70'

CHAIN LINK FENCE

MESH FENCE

S79°11'36"W 169.25'

5/8"REBAR FOUND
N:836,373.20
E:1,067,596.37
ELEV=312.33

BENCHMARK
TOWN OF MANCHESTER
ELEV=312.04

D=06°34'21"
R=1470.00'
L=168.63'

R=470.00'
A=8°33'25" L=219.54'

GARDEN

5/8"REBAR FOUND
N:836,271.04
E:1,067,052.89
ELEV=311.61

S13°17'33"E 121.27'

122.18'

HOUSE
#270
FF=320.5

GF=318.1

166.39' AT 40' F.Y.

D=01°59'04"
R=1470.00'
L=50.91'

BITUMINOUS DRIVEWAY TO BE REMOVED

BITUMINOUS DRIVE

15'S.Y.

N82°32'44"E 299.28'

GRAVEL DRIVE

I.P. TO BE SET (TYP)

N05°34'46"W 112.00'

30'R.Y.

BARN

5/8"REBAR FOUND BENT

(TO BE REMOVED)

120.49'

OVERHEAD WIRE

MON W/DH FOUND

30'x30' DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF MANCHESTER REFERENCE: AUGUST 13, 2012 BOARD OF DIRECTORS MEETING

GARAGE
FF=315.7
(TO BE REMOVED)

PARTIALLY COLLAPSED
(DEMOLITION IN PROCESS)

N84°25'14"E 300.00'

70.89'

5/8"REBAR FOUND

N05°34'46"W 120.00'

120.00' AT 40' F.Y.

BENCHMARK
REBAR SET
ELEV=316.49

311.89'

120.89' AT 40' F.Y.

127.00'

5/8"REBAR FOUND

610.26'

121.27'

BOX-WIRE FENCE

5/8"REBAR FOUND
N:835,798.86
E:1,067,164.64
ELEV=306.22

202.07'-LOT 52

502.07'

N84°34'24"E 150.00'

65.40'

5/8"REBAR FOUND BENT

MESH FENCE

CHAIN LINK FENCE

SPLIT RAIL FENCE

146.52'

TIMBER STOCKADE FENCE

DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF MANCHESTER

MON FOUND
TOP BROKEN

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- MONUMENT/MERESTONE FOUND
- IRON PIN/PIPE FOUND
- 260 CONTOUR
- CATCH BASIN
- DRAINAGE CULVERT
- SANITARY SEWER
- HYDRANT / SHUT OFF
- UTILITY POLE
- OHW OVERHEAD WIRES
- GRANITE CURBING
- 300 SIGN
- PROPOSED STREET NUMBER
- I.P. TO BE SET

ZONING TABLE – AA ZONE

	REQUIRED	LOT 49	LOT 50	LOT 51	LOT 52
MAXIMUM BUILDING DENSITY	2.0 LOTS/ACRE OR 14 LOTS	0.56 LOTS/ACRE PROVIDED–		–	–
MINIMUM LOT AREA	18,000 SF	36,180 SF	36,000 SF	35,058 SF	202,487 SF
MINIMUM LOT FRONTAGE	120 FT	121.00 FT	120.00 FT	121.80 FT	168.63 FT
MINIMUM BUILDING-LINE DIMENSION	120 FT	120.89 FT	120.00 FT	120.49 FT	166.29 FT
FRONT YARD	40 FT				66.6 FT
REAR YARD	30 FT				394.81 FT
SIDE YARD	15 FT				48.28 FT

APPROVED
PLANNING AND ZONING COMMISSION
MANCHESTER, CT

DATE:_____

SIGNED:_____

SEE PAGE 1 FOR NOTES AND CERTIFICATION

RESUBDIVISION PLAN
BOUNDARY PLAN
HARVEST FARM – SECTION IV
270 GARDNER STREET
MANCHESTER, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
12/01/2022 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	09-30-2022	2 of 5	11034

11034\dwg\11034A.dwg

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- MONUMENT/MERESTONE FOUND
- IRON PIN/PIPE FOUND
- 260 CONTOUR
- CATCH BASIN
- DRAINAGE CULVERT
- SANITARY SEWER
- HYDRANT / SHUT OFF
- UTILITY POLE
- OHW OVERHEAD WIRES
- GRANITE CURBING
- SIGN
- SOIL LINE
- S PROPOSED SEWER LATERAL
- W PROPOSED WATER SERVICE
- 310 PROPOSED GRADING
- 311x5 PROPOSED SPOT ELEVATION
- PROPOSED EROSION CONTROL BARRIER
- PROPOSED STREET TREE

Town of Manchester
WATER AND SANITARY SEWER CONSTRUCTION NOTES

1. A PRECONSTRUCTION MEETING WITH TOWN STAFF IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE SOURCES. SUCH INFORMATION IS FURNISHED ONLY FOR THE INFORMATION OF THE CONTRACTOR AND IS NOT GUARANTEED.
4. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
5. THE LOCATIONS OF ALL PROPOSED UNDERGROUND UTILITIES (I.E. GAS, TELEPHONE, CABLE TV, ELECTRIC, ETC.) SHALL BE APPROVED BY THE TOWN PRIOR TO CONSTRUCTION.
6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF THE TOWN OF MANCHESTER "PUBLIC IMPROVEMENT STANDARDS".
7. AT ALL UTILITY CROSSINGS A MINIMUM 18" VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED FROM WATER OR SEWER UTILITIES UNLESS INDICATED OTHERWISE ON THE PLANS OR AS APPROVED BY THE TOWN. A CONCRETE CRADLE SHALL BE UTILIZED IF A MINIMUM VERTICAL SEPARATION DISTANCE OF LESS THAN 12" IS ALLOWED BY THE TOWN. A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10' SHALL BE PROVIDED BETWEEN WATER AND SEWER UTILITIES. PROVIDE 5' MINIMUM SEPARATION DISTANCE BETWEEN WATER OR SEWER UTILITIES AND GAS MAINS. PROVIDE 5' MINIMUM SEPARATION DISTANCE BETWEEN WATER OR SEWER UTILITIES AND STORM DRAIN LINES. PROVIDE 2' MINIMUM SEPARATION DISTANCE BETWEEN WATER MAINS AND CATCH BASINS.
8. ALL VALVE BOXES AND CURB BOXES SHALL BE ADJUSTED TO THE FINAL GRADES. ALL CURB BOXES SHALL BE LOCATED IN GRASSED AREAS AT THE STREET LINE FRONTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THE PLANS.
9. ALL WATER MAINS AND WATER SERVICES SHALL HAVE 4 ½ FEET OF COVER UNLESS OTHERWISE INDICATED ON THE PLANS. COVER LESS THAN OR IN EXCESS OF 4 ½ FEET SHALL BE ALLOWED ONLY AS INDICATED ON THE PLANS OR APPROVED BY THE TOWN. WATER MAINS HAVING COVER LESS THAN 4 ½ FEET SHALL BE INSULATED.
10. ALL EXISTING WATER OR SANITARY SEWER SERVICES THAT WILL NOT BE REUSED AS PART OF THE FUTURE DEVELOPMENT SHALL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH PROCEDURES SET FORTH BY THE TOWN.
11. ALL WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE RULES OF PRACTICE AND REGULATIONS MANUAL PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF CONSUMER PROTECTION, WELL DRILLING BOARD. THE TOWN SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY SUCH ABANDONMENT.
12. ALL PROPOSED WATER AND SEWER EASEMENTS SHALL BE DESCRIBED BY METES AND BOUNDS. PROPOSED EASEMENTS SHALL BE APPROVED BY THE TOWN AND FILED WITH THE TOWN CLERK PRIOR TO MAKING A REQUEST FOR A CERTIFICATE OF OCCUPANCY. PROVIDE VOLUME AND PAGE REFERENCES FOR ALL EXISTING WATER AND SEWER EASEMENTS.
13. IF THE PROJECT IS WITHIN AN AQUIFER PROTECTION ZONE A BEST MANAGEMENT PLAN FOR THE STORAGE OR USE OF ANY POTENTIALLY HAZARDOUS MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO MAKING A REQUEST FOR A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY HANDLING OF SANITARY SEWAGE FLOWS DURING CONSTRUCTION. METHODS OF HANDLING SEWAGE FLOWS SHALL BE APPROVED BY THE TOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY TEMPORARY THRUST RESTRAINT THAT MAY BE REQUIRED.

SOIL TYPE LEGEND
(Per NRCS Web Soil Survey)
- 23A SUDBURY SANDY LOAM, 0 TO 5 PERCENT SLOPES
- 33A HARTFORD SANDY LOAM, 0 TO 5 PERCENT SLOPES
- 37C MANCHESTER GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES

APPROVED
PLANNING AND ZONING COMMISSION
MANCHESTER, CT

DATE:_____

SIGNED:_____

SEE PAGE 1 FOR NOTES AND CERTIFICATION

REVISIONS
12/01/2022 STAFF COMMENTS

RESUBDIVISION PLAN
TOPGRAPHIC/GRADING PLAN
HARVEST FARM – SECTION IV
270 GARDNER STREET
MANCHESTER, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	09-30-2022	3 of 5	11034

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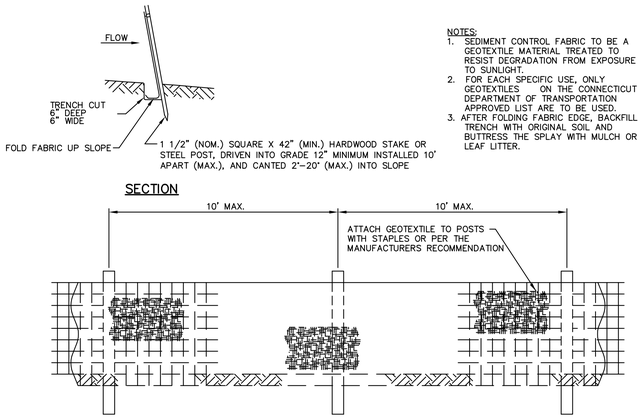


NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
2. FOR EACH SPECIFIC USE, ONLY GEOTEXTILES ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION APPROVED LIST ARE TO BE USED.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL AND BUTTRESS THE SPLAY WITH MULCH OR LEAF LITTER.

SILT FENCE

NOT TO SCALE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

CONSTRUCTION SCHEDULE &
EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: HARVEST FARM – SECTION IV

LOCATION: 270 GARDNER STREET MANCHESTER, CT

PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION

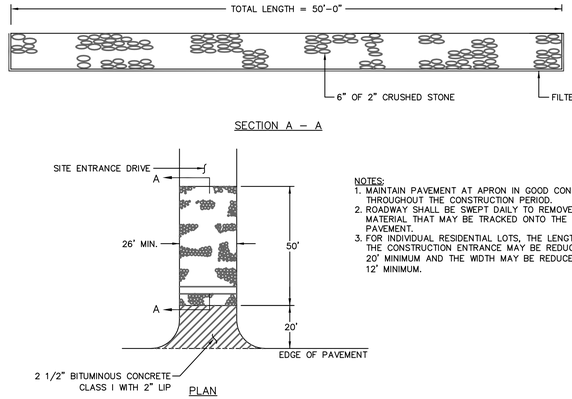
PARCEL AREA: 7.11 ACRES

RESPONSIBLE PERSONNEL: SITE CONTRACTOR

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
NO PUBLIC IMPROVEMENTS INDIVIDUAL PERMIT PLAN WILL BE REQUIRED FOR DEVELOPMENT OF EACH LOT			

PROJECT DATES:
DATE OF CONSTRUCTION START AT TIME OF BUILDING PERMIT
DATE OF CONSTRUCTION COMPLETION AS PERMIT ALLOWS

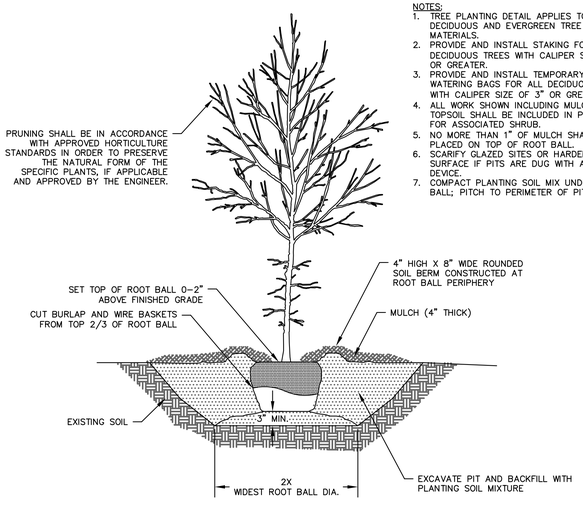
EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.



NOTES:
1. MAINTAIN PAVEMENT AT APRON IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ROADWAY SHALL BE SWEPT DAILY TO REMOVE ANY MATERIAL THAT MAY BE TRACKED ONTO THE PAVEMENT.
3. FOR INDIVIDUAL RESIDENTIAL LOTS, THE LENGTH OF THE CONSTRUCTION ENTRANCE MAY BE REDUCED TO 20' MINIMUM AND THE WIDTH MAY BE REDUCED TO 12' MINIMUM.

CONSTRUCTION ENTRANCE

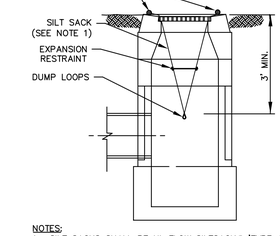
NOT TO SCALE



NOTES:
1. TREE PLANTING DETAIL APPLIES TO BOTH DECIDUOUS AND EVERGREEN TREE MATERIALS.
2. PROVIDE AND INSTALL STAKING FOR ALL DECIDUOUS TREES WITH CALIPER SIZE OF 3" OR GREATER.
3. PROVIDE AND INSTALL TEMPORARY TREE WATERING BAGS FOR ALL DECIDUOUS TREES WITH CALIPER SIZE OF 3" OR GREATER.
4. ALL WORK SHOWN INCLUDING MULCH AND 4" TOPSOIL SHALL BE INCLUDED IN PAYMENT FOR ASSOCIATED SHRUB.
5. NO MORE THAN 1" OF MULCH SHALL BE PLACED ON TOP OF ROOT BALL.
6. SCARIFY GLAZED SITES OR HARDENED SURFACE IF PITS ARE DUG WITH AUGERING DEVICE.
7. COMPACT PLANTING SOIL MIX UNDER ROOT BALL; PITCH TO PERIMETER OF PIT

TREE PLANTING

NOT TO SCALE



NOTES:
1. SILT SACKS SHALL BE HI-FLOW SILTSACK® 'TYPE A' FOR TYPE "C-L" CB TOPS AND 'TYPE B' WITH CURB DEFLECTORS FOR TYPE "C" CB TOPS OR OTHER STRUCTURES WITH CURB INLETS AS MANUFACTURED BY ACF ENVIRONMENTAL, INC OR APPROVED EQUAL.
2. SILT SACKS SHALL BE PROVIDED WITH INTERNAL OVERFLOWS.
3. SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAINFALL EVENT.

SILT SACK

NOT TO SCALE

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

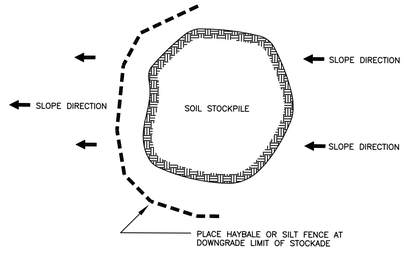
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



STOCKPILE EROSION PROTECTION DETAIL

APPROVED
PLANNING AND ZONING
COMMISSION
MANCHESTER, CT

DATE:_____

SIGNED:_____

I hereby certify that this plan is in compliance with the Town of Manchester Soil Erosion and Sedimentation control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 1985, as amended

PE 20905
MARK A. PETERSON REGISTRATION NO.

The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Manchester Regulations and the Connecticut Guidellines for Soil Erosion and Sedimentation Control dated 1985, as amended

_____
Signature

_____
Date of Approval

RESUBDIVISION PLAN

SEDIMENT & EROSION CONTROL NOTES AND DETAILS

HARVEST FARM – SECTION IV

270 GARDNER STREET
MANCHESTER, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
12/01/2022 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	09-30-2022	4 of 5	11034

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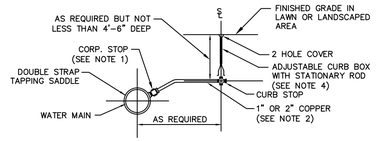
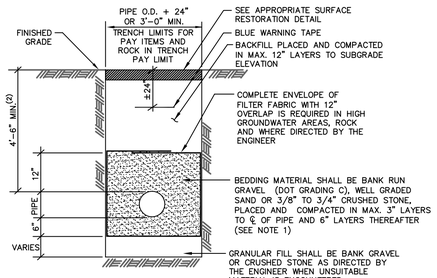


NOTES:
1. THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.
2. NO INTERMEDIATE SIZES (i.e. 3/4", 1 1/2", 1 3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLDIP (4" MIN.) WITH THE SHUT-OFF LOCATED AT THE MAIN. COPPER TUBING SHALL BE CONTINUOUS WITH NO COUPLINGS BETWEEN THE CORPORATION STOP AND THE CURB STOP.
3. IN GENERAL, ALL EXISTING SERVICES THAT ARE CONSTRUCTED OF MATERIALS OTHER THAN COPPER TUBING BETWEEN THE CURB STOP AND METER SHALL BE REPLACED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
4. TOP SECTION OF VALVE BOX WITH FLANGE SHALL BE SET AT FINISHED GRADE OVER CURB STOP COVER WHEN LOCATED WITHIN PAVED AREAS AND SIDEWALK.

TYPICAL WATER SERVICE CONNECTION

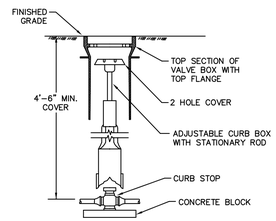
NOT TO SCALE



NOTES:
1. CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER.
2. ALL WATER MAIN WITH LESS THAN 4'-6" OF COVER SHALL BE INSULATED UNLESS APPROVED OTHERWISE BY THE ENGINEER. SEE TYPICAL TRENCH DETAIL (INSULATED WATER) FOR ADDITIONAL INFORMATION.

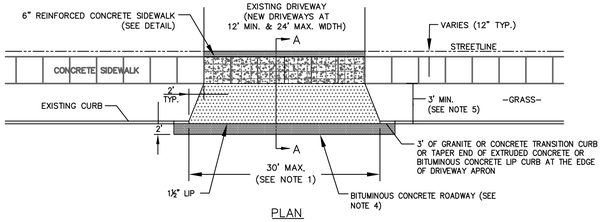
TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE

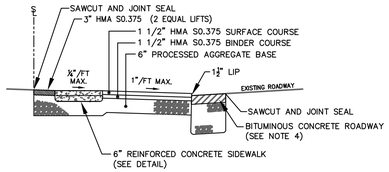


WATER SERVICE CURB STOP WITHIN PAVED AREAS AND SIDEWALK

NOT TO SCALE



PLAN

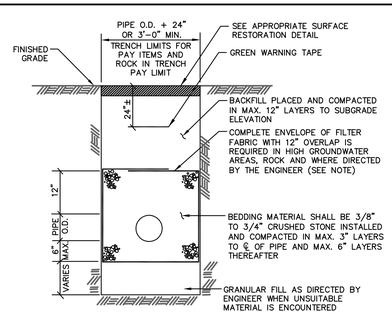


SECTION A–A

NOTES:
1. MAXIMUM WIDTH OF APRON IS 30' AT CURB LINE. THE TOWN MAY ALLOW WIDER APRON WIDTHS TO ACCOMMODATE EXISTING ACCESS CONDITIONS AND/OR REQUIRED VEHICLE TURNING MOVEMENTS
2. MINIMUM DISTANCE BETWEEN MULTIPLE DRIVEWAY OPENINGS SHALL BE 10'.
3. SEE RESPECTIVE DETAILS FOR CONCRETE SIDEWALK AND CURB.
4. PAVEMENT COURSES AND PROCESSED AGGREGATE BASE THICKNESS SHALL MATCH EXISTING OR BE INSTALLED AS DIRECTED BY THE ENGINEER. PROCESSED AGGREGATE BASE THICKNESS SHALL BE 12" MINIMUM.
5. CONCRETE DRIVEWAY APRON EXTENDING FROM BACK OF SIDEWALK TO ROAD GUTTER SHALL BE INSTALLED WHERE SHELF IS LESS THAN 3 FT WIDE. SEE APPROPRIATE DETAIL.

BITUMINOUS CONCRETE DRIVEWAY APRON

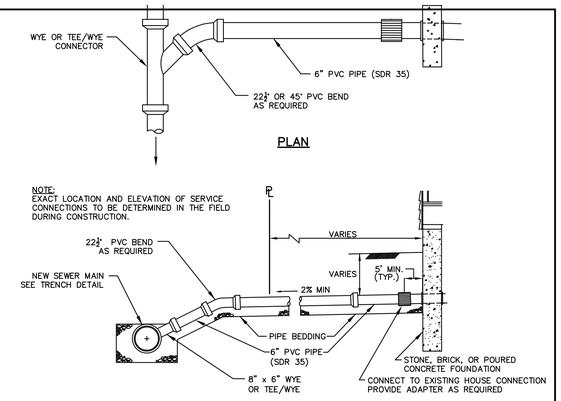
NOT TO SCALE



NOTE:
IN ALL OTHER AREAS, AT A MINIMUM, BEDDING MATERIAL SHALL EXTEND TO THE TOP OF THE PIPE AND BE COVERED WITH FILTER FABRIC ACROSS THE ENTIRE WIDTH OF THE TRENCH.

TYPICAL TRENCH DETAIL (SANITARY SEWER)

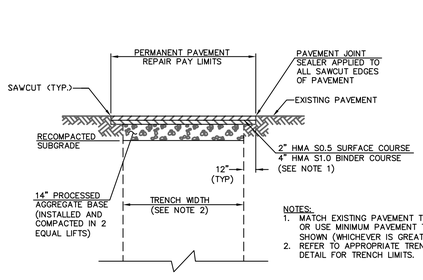
NOT TO SCALE



6" SANITARY LATERAL CONNECTION

(PAY ITEM: "6" PVC SANITARY SEWER LATERAL")

NOT TO SCALE

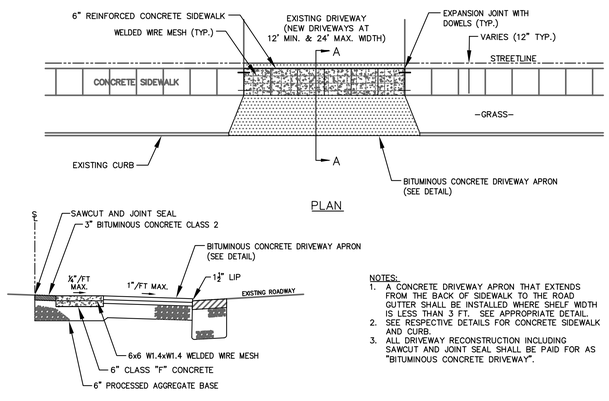


NOTES:
1. MATCH EXISTING PAVEMENT THICKNESS OR USE MINIMUM PAVEMENT THICKNESS SHOWN (WHICHEVER IS GREATER).
2. REFER TO APPROPRIATE TRENCH DETAIL FOR TRENCH LIMITS.

PERMANENT PAVEMENT REPAIR

(COLLECTOR ROAD)

NOT TO SCALE



NOTES:
1. A CONCRETE DRIVEWAY APRON THAT EXTENDS FROM THE BACK OF SIDEWALK TO THE ROAD GUTTER SHALL BE INSTALLED WHERE SHELF WIDTH IS LESS THAN 3 FT. SEE APPROPRIATE DETAIL.
2. SEE RESPECTIVE DETAILS FOR CONCRETE SIDEWALK AND CURB.
3. ALL DRIVEWAY RECONSTRUCTION INCLUDING SAWCUT AND JOINT SEAL SHALL BE PAID FOR AS "BITUMINOUS CONCRETE DRIVEWAY".

6" REINFORCED CONCRETE SIDEWALK

(ACROSS DRIVEWAYS)

NOT TO SCALE

DEEP TEST PIT RESULTS
DATE TESTED: OCTOBER 21, 2022
BY: GARDNER & PETERSON ASSOCIATES, LLC
MARK A. PETERSON P.E.

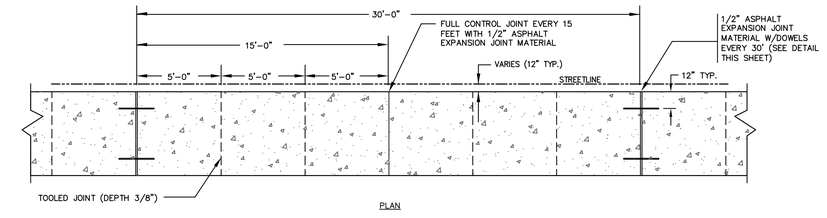
TH 1
0-16" TOPSOIL
16-30" RED BROWN SANDY LOAM
30-120" RED BROWN FINE TO MEDIUM SAND
NO LEDGE, SEEPAGE OR ROOTS
NO MOTTLING OBSERVED

TH 2
0-12" TOPSOIL
12-21" YELLOW BROWN SANDY LOAM
21-27" RED BROWN SAND WITH STONES
27-132" REDBROWN FINE TO MEDIUM SAND
NO LEDGE, SEEPAGE OR ROOTS
NO MOTTLING OBSERVED

PERCOLATION TEST RESULTS
DATE TESTED: OCTOBER 21, 2022
BY: GARDNER & PETERSON ASSOCIATES,LLC
MARK A. PETERSON P.E.

PT1
DEPTH = 72"
PRESOAKED
RATE: LESS THAN 1 MINUTE PER INCH

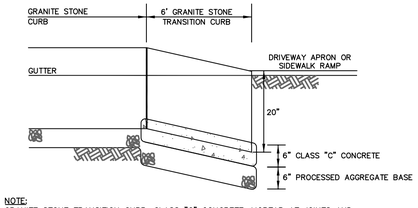
PT 2
DEPTH = 74"
PRESOAKED
RATE: LESS THAN 1 MINUTE PER INCH



NOTES:
1. A MINIMUM 36" CLEAR WIDTH SHALL BE MAINTAINED BETWEEN THE EDGES OF THE SIDEWALK AND ANY OBSTRUCTIONS WITHIN THE SIDEWALK LIMITS.
2. AT THE END OF THE DAILY POUR OF CONCRETE, METAL DOWELS ARE TO BE INSERTED IN THE LAST SLAB FOR THE EXTENSION OF THE SIDEWALK.
3. INSTALL APPROVED BOND BREAKER BETWEEN GRANITE CURB AND SIDEWALK.

5" CONCRETE SIDEWALK

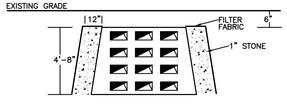
NOT TO SCALE



NOTE:
GRANITE STONE TRANSITION CURB, CLASS "C" CONCRETE, MORTAR AT JOINTS AND PROCESSED AGGREGATE BASE ARE INCLUDED IN THE UNIT PRICE BIDS FOR "CONCRETE DRIVEWAY APRON" AND "CONCRETE SIDEWALK AND CONCRETE SIDEWALK RAMPS".

GRANITE STONE TRANSITION CURB

NOT TO SCALE

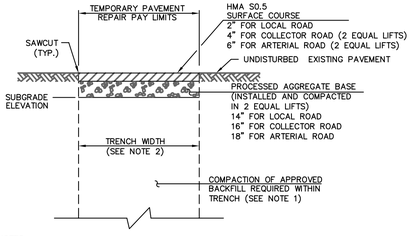


DRYWELL CROSS SECTION

UNITED CONDRETE 900 GALLON OR EQUAL

NOT TO SCALE

NOTES:
1. INSTALL 12" OF ONE INCH STONE AROUND DRYWELL.
2. INSTALL FILTER FABRIC ABOVE AND BESIDE STONE.
3. BACKFILL WITH EXISTING SANDY MATERIAL.



NOTES:
1. WHEN REQUESTED BY THE TOWN, THE CONTRACTOR SHALL VERIFY AND SUBMIT TEST RESULTS CONFIRMING THAT COMPACTION OF THE TOTAL TRENCH AREA MEETS TOWN STANDARDS FOR 95% COMPACTED DENSITY.
2. REFER TO APPROPRIATE TRENCH DETAIL FOR TRENCH LIMITS.

TEMPORARY PAVEMENT REPAIR

NOT TO SCALE

APPROVED
PLANNING AND ZONING COMMISSION
MANCHESTER, CT

DATE:_____

SIGNED:_____

REVISIONS
12/01/2022 STAFF COMMENTS

RESUBDIVISION PLAN
CONSTRUCTION DETAILS
HARVEST FARM – SECTION IV
270 GARDNER STREET
MANCHESTER, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	09-30-2022	5 of 5	11034

11034\dwg\11034a.dwg

TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Planning & Zoning Commission

FROM: Megan Pilla, Principal Development Planner MP

DATE: December 29, 2022

RE: Dorjan Puka – 1436 Pleasant Valley Road
Special Exception Modification (PSE-0038-2022)

Introduction

The applicant is requesting approval of a special exception modification for improvements to the existing patio area at the Artisanal Burger Company restaurant at 1436 Pleasant Valley Road. A special exception modification is required at this site because there are more than 60 parking spaces (in accordance with Article II, Section 9.14.02(b) of the zoning regulations).

Project Description

The approximately 1.81-acre parcel at 1436 Pleasant Valley Road is located in the General Business zone. The site is bounded by Pleasant Valley Road to the southwest and the Plaza at Buckland Hills shopping center access road to the east. The adjacent parcel to the northwest is currently occupied by a hotel. The Winstanley warehouse complex is across Pleasant Valley Road to the south, and Town-owned open space separates Pleasant Valley Road from the residential neighborhood to the southwest.

The existing Artisanal Burger Company restaurant on the subject parcel is planning renovations, including both interior and exterior improvements. The applicant states that the proposed changes will not impact the occupancy level of the restaurant or any emergency pathways.

Proposed changes to the exterior are located entirely within the area of the existing patio on the southeast side of the building. In the existing condition, the patio is partially covered by an overhang and partially open (see photo below from Google Street View).

Existing Patio (Google Street View)

The applicant is proposing the following exterior improvements:

- The existing louvered pergola that covers part of the patio will be replaced with a new hard-roof pergola and expanded by 722 sq. ft. to cover the entire patio. New lighting and overhead infra-red heaters will be included with the new pergola.
- The glass railing which currently separates the covered portion of the patio from the sidewalk and the metal fence which encloses the uncovered portion of the patio will be replaced with a new pressure treated wood railing around the perimeter. Three-season roll-down pergola sides will also be installed around the covered patio, allowing it to be fully enclosed when the sides are rolled down.
- A new brick wood burning fireplace will be installed near the southwestern corner of the patio, creating a fireplace lounge area. A circular painted logo is shown on the exterior of the brick fireplace facing the parking lot.
- A new 415-sq. ft. bocce ball court will be installed directly adjacent to the existing patio. The perimeter of the bocce ball court will be enclosed with the same wood railing that surrounds the patio. String lights are shown above the bocce ball court.
- Exterior lighting fixtures will be replaced.
- The painted EIFS cladding of the building will be repainted, and the existing stone façade on the lower portion of the building exterior will be reclad with brick.
- New fixed fabric awnings will be installed over the storefront windows.

The sizes and locations of all ingress and egress doors and the existing illuminated signage will remain unchanged. No changes are proposed to the layout of sidewalks or parking areas. Minor landscaping will be done following construction, including planting of new shrubs at the perimeter of the patio.

Traffic and Parking

The site is accessed by a two-lane drive on the north end of the parcel off of the main access road that serves the shopping plaza. The restaurant's parking lot includes 119 parking spaces (including 4 ADA-accessible spaces). No changes are proposed to the parking lot or drive aisles.

Because there is no proposed change to the use or to the restaurant's total occupancy, no impact to traffic patterns is expected.

Utilities

The site is served by Town water and 8th District sanitary sewer. Because there are no proposed changes to utilities or to the restaurant's total occupancy, no change to utility demand is expected.

Stormwater Management

The existing stormwater management system on the subject site includes catch basins within the parking lot that drain to the existing Town-owned detention basin across Pleasant Valley Road. Because no increase in impervious coverage is proposed, there are no anticipated impacts to this system.

For the Commission's Consideration

The Commission should determine whether the proposed project meets the special exception criteria outlined in Article IV, Section 20 of the zoning regulations.

Staff Review

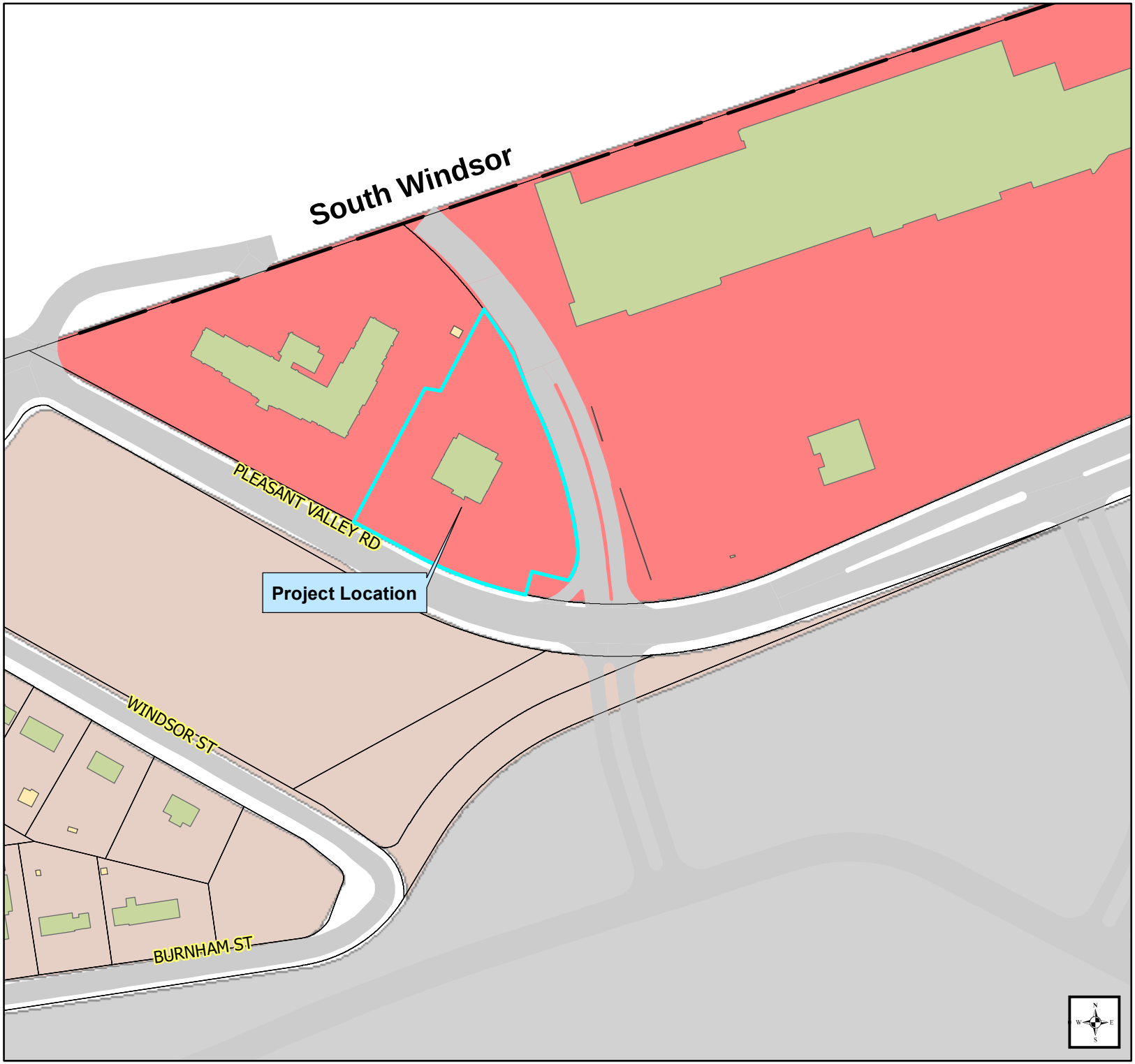
Town staff has reviewed the plans and documents submitted with the application and an update on the status of any outstanding comments will be provided at the January 4, 2023 meeting.

mp
\\TOWNFILE2\Users\Planning\PZC\2023\01 - January 04\Packet\PSE-0038 (1436 Pleasant Valley) - Memo.docx
Attach.

Town of
Manchester, CT

Geographic Information
Systems

1436 Pleasant Valley Road



- Manchester Town Boundary
- GB - General Business
- IND - Industrial
- RR - Rural Residence

NOTES:
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 200 feet

40 0 40 80 120 160
Feet

Date: 12/27/2022

L'ARC
ARCHITECTS, LLC

14 Colton Street
Farmington, CT 06032
Ph (860) 313-8007
sheldon@larcarchitects.com
hilary@larcarchitects.com

Memo:

To: Megan Pilla **email:** mpilla@manchesterct.gov
Katie Williford kwilliford@manchesterct.gov

From: Sheldon Crosby, AIA
Hilary Donald, AIA

Date: 10/13/2022

Re: Artisanal Burger Company, 1436 Pleasant Valley Road, Project Narrative

The existing A-2R ABC Burger restaurant space will receive a Level 2 renovation of the interior (per the International Existing Building Code (IEBC) - *Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment*.) The existing assembly occupancy (A-2) and occupancy count will remain as previously permitted (207 interior seats, 120 exterior seats and 20 employees per shift). The existing restrooms and plumbing fixture count will remain as permitted (note that the restrooms are based on the combined interior and exterior occupancy count).

The interior renovations are mostly decorative in nature and will have no impact on the occupancy levels or exiting pathways.

Proposed Renovations:

Bar & Dining Rooms

- New millwork will be added for the upper backbar.
- The waiter/coffee station and kitchen entry will be reconfigured.
- The demising wall between the bar and the dining room will have new glass openings.
- The dining room will feature a new wood-fired pizza with a new pizza making station and reorganized customer seating.
- The existing ceiling soffits will be re-clad in decorative (fire treated) wood plank cladding.
- New built-in and loose furniture will be featured throughout.
- New, decorative lighting fixtures will replace the existing fixtures.
- All the walls at front the restaurant will be repainted.
- All the existing floor finishes will remain as will the HVAC systems and kitchen.

The proposed changes on the exterior are more substantive but, as with the interior, these changes do not impact either the occupancy level or emergency pathways:

Proposed Renovations:

Patio

- The louvered pergola will be replaced with a new hard-roof pergola and expanded by 722 SF with new lighting and overhead infra-red heaters.
- The glass railing will be removed and replaced with a new wood railing with roll-down pergola sides.
- The patio will be expanded by 415 SF for a new outdoor bocce court.
- Exterior lighting fixtures will be replaced.
- The painted EIFS cladding will be repainted with the existing lower façade of stone getting re-clad in brick.
- New fixed fabric awnings will be added over the storefront windows.
- The sizes and locations of all the existing exterior entry and exit doors and the existing illuminated signage will remain.

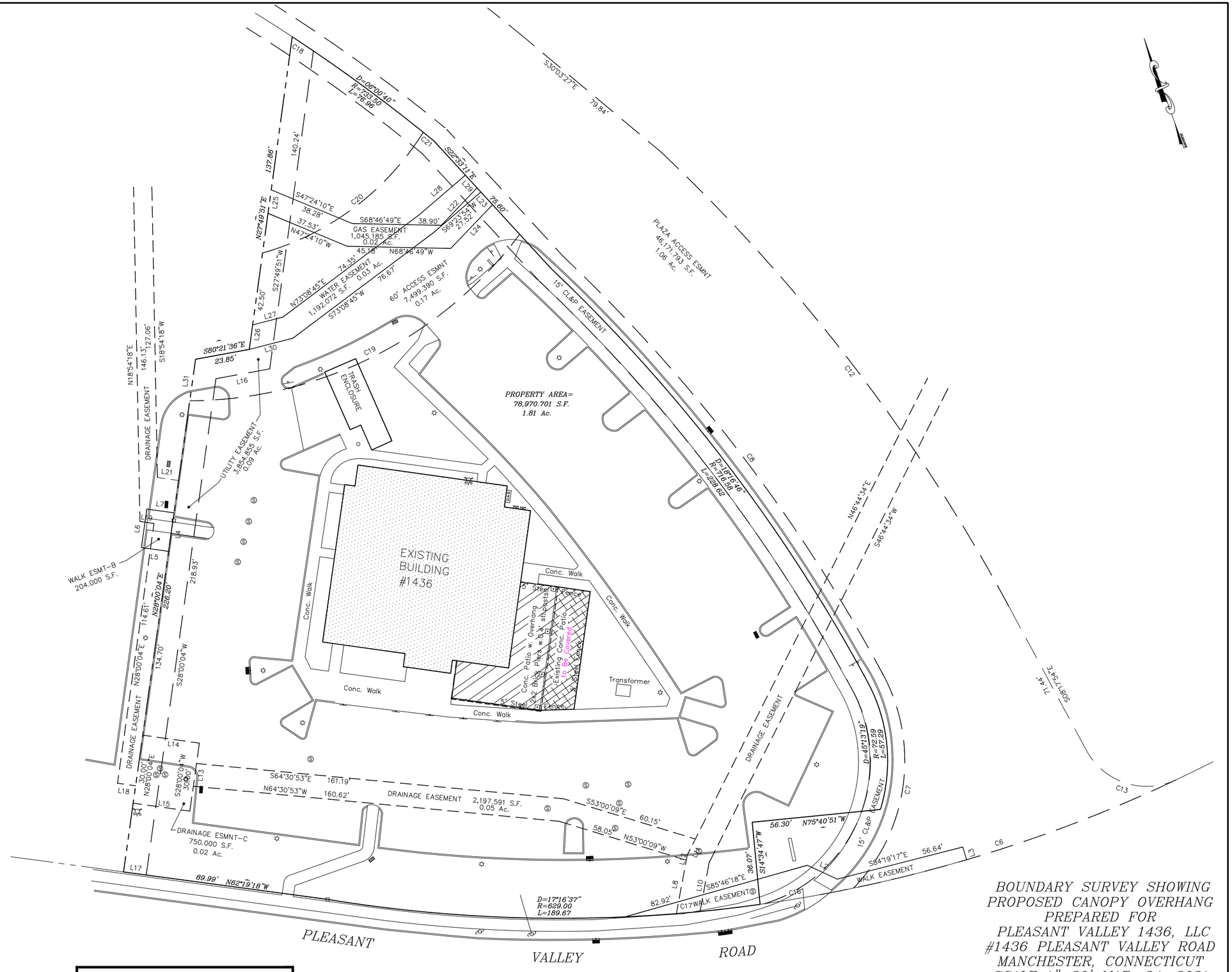
As you can see from the narrative above, the proposed changes will have no impact on the current utilities, storm water management system or traffic/ parking systems:

- There is no additional plumbing involved in the proposed renovations
- There is no additional storm water created by the proposed patio covering. The patio currently exists and the drainage system was designed to handle the run-off from it. The proposed new roof will now drain the same amount of rain into the existing stormwater drainage system.
- The proposed renovations add no additional seats so no new parking is required. And the since the proposed patio roof and bocce court do not encroach on any roadways, traffic patterns remain uncganged.

EASEMENT DATA

C5	13°43'44"	733.50	175.76	175.34	S43°32'18"E
C6	14°55'27"	629.01	163.84	163.38	N87°52'36"W
C7	81°48'20"	72.59	103.64	95.06	N32°36'26"E
C8	18°16'46"	716.58	228.62	227.65	N17°26'15"W
C9	19°44'25"	733.50	252.71	251.47	N40°31'58"W
C10	92°20'29"	30.00	48.35	43.28	S02°49'08"W
C11	12°41'20"	793.50	175.73	175.37	S37°00'27"E
C12	18°16'47"	786.58	250.95	249.89	S17°26'15"E
C13	87°00'52"	29.99	45.54	41.29	S51°48'20"E
C14	17°02'09"	629.00	187.02	186.33	N76°08'36"E
C15	17°02'09"	629.00	187.02	186.33	S76°08'36"W
C16	13°49'24"	629.00	151.75	151.39	N79°29'22"W
C17	00°56'46"	629.00	10.39	10.39	N75°06'21"W
C18	00°52'07"	733.50	11.12	11.12	S36°14'23"E
C19	52°40'30"	182.00	167.32	161.49	S83°13'08"W
C20	42°11'45"	122.00	89.85	87.83	N73°06'02"E
C21	00°28'31"	733.50	6.08	6.08	S30°54'01"E

No.	Bearing	Distance
L1		
L2	S45°04'30"E	14.34'
L3	S03°35'55"W	5.78'
L4	S28°00'04"W	17.00'
L5	N61°59'56"W	12.00'
L6	N28°00'04"E	17.00'
L7	S61°59'56"E	12.00'
L8	N30°33'05"E	25.96'
L10	S30°33'05"W	21.73'
L11	S46°44'34"W	7.92'
L12	S30°33'05"W	2.21'
L13	N28°00'04"E	10.01'
L14	S61°59'56"E	25.00'
L15	N61°59'56"W	25.00'
L16	N80°21'36"W	23.87'
L17	N62°19'18"W	10.00'
L18	N61°59'56"W	8.00'
L19	N61°59'56"W	6.20'
L21	S61°59'56"E	9.31'
L22	N63°46'34"E	22.70'
L23	S22°33'11"E	10.02'
L24	S63°46'34"W	26.45'
L25	N27°49'51"E	10.34'
L26	N27°49'51"E	10.80'
L27	S84°20'39"E	13.50'
L28	N69°23'54"E	26.84'
L29	S22°33'11"E	10.00'
L30	N84°20'39"W	19.56'
L31	N28°00'04"E	18.39'



CERTIFICATION:

1). *THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:*
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

2). *THIS MAP AND SURVEY WERE PREPARED FOR PLEASANT VALLEY 1436, LLC TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.*

3). *NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.*

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

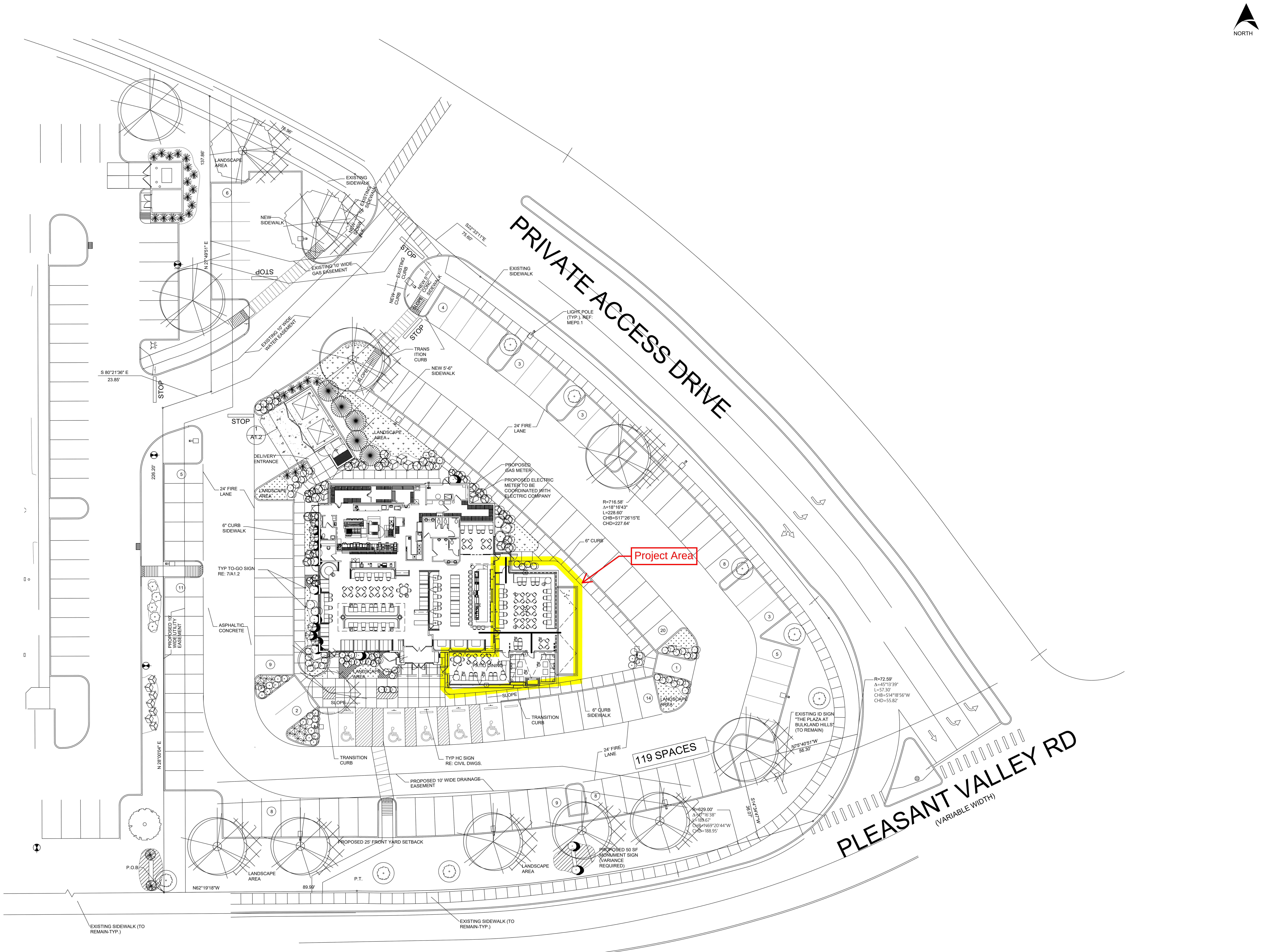
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BOUNDARY SURVEY SHOWING PROPOSED CANOPY OVERHANG PREPARED FOR PLEASANT VALLEY 1436, LLC #1436 PLEASANT VALLEY ROAD MANCHESTER, CONNECTICUT SCALE 1"=20' MAR. 24, 2021

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



1 SITE PLAN
0.1 Scale: 1" = 20 ft

L'ARC ARCHITECTS, LLC

OWNER:
TREVA
980 FARMINGTON AVENUE
WEST HARTFORD, CT 06107

ARCHITECT:
L'ARC ARCHITECTS
14 COLTON STREET
FARMINGTON, CT 06032
PH (860) 313-8007
SHELDON@LARCARCHITECTS.COM
HILARY@LARCARCHITECTS.COM

DESIGNER
NIEMITZ DESIGN GROUP, INC.
530 HARRISON AVE., SUITE 200
BOSTON, MASSACHUSETTS 02118
P 617-345-9323

ARTISANAL BURGER COMPANY

1436 PLEASANT VALLEY RD.
MANCHESTER, CT 06042

SD:
DD:
CD:
BID:
PERMIT: 10/12/22
CONTRACT:
CONST:

REVISION

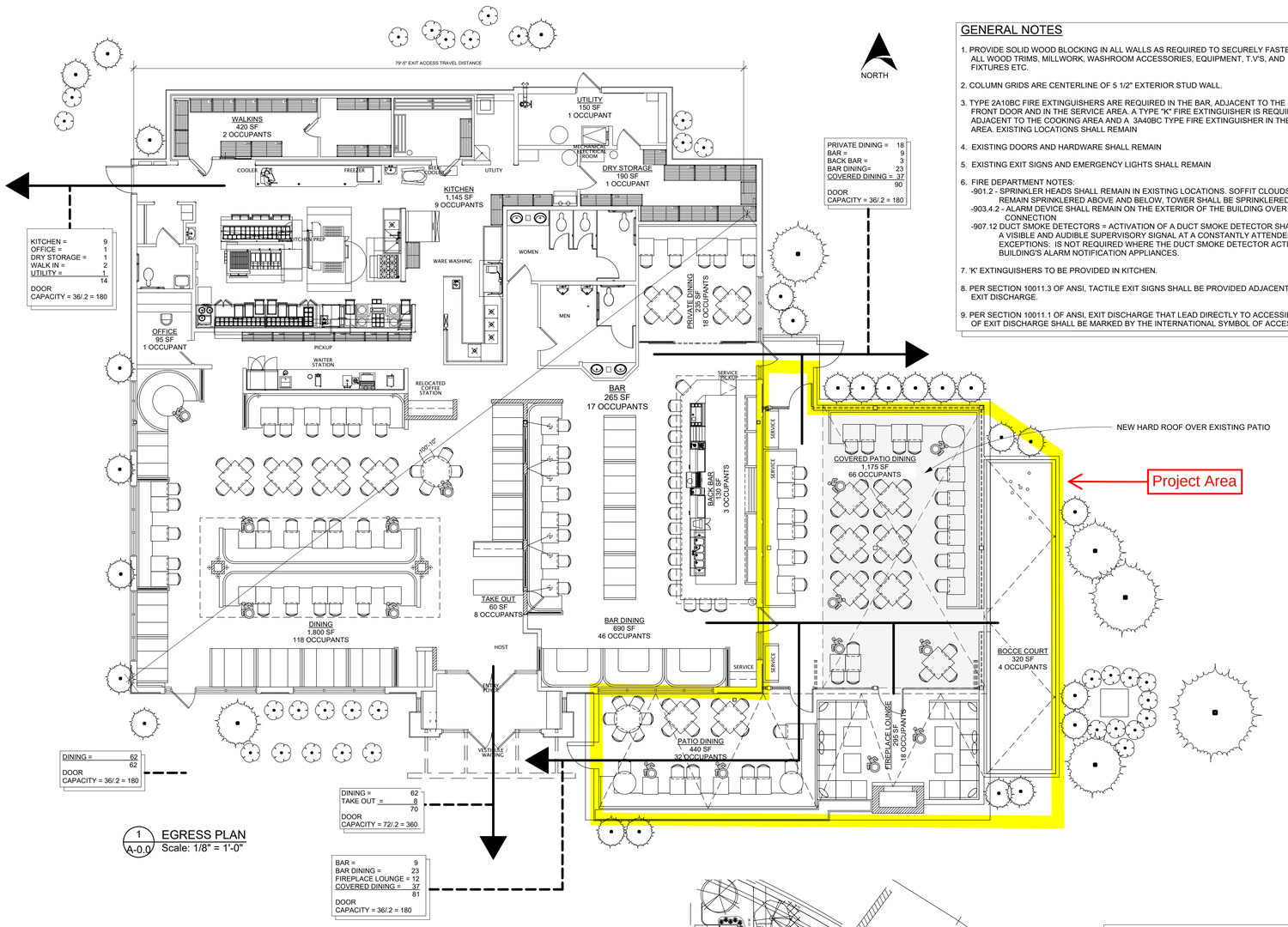
SITE PLAN

A-0.1

ABC 2002 Site Plan 0.1.vwx

ARTISANAL BURGER COMPANY TENANT IMPROVEMENTS

STATE BUILDING CODE	2018 CT STATE BUILDING CODE	2015 INTERNATIONAL BUILDING CODE	
	2018 CT STATE FIRE SAFETY CODE	2015 INTERNATIONAL MECHANICAL CODE	
	2015 INTERNATIONAL PLUMBING CODE	2015 INTERNATIONAL ENERGY CONSERVATION CODE	
	2017 NATIONAL ELECTRICAL CODE	2015 INTERNATIONAL EXISTING BUILDING CODE	
	ICC/ANSI A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES		
BUILDING PLANNING (CHAPTERS 3, 4)		**PERMITTED**	**PROVIDED**
SECTION 303.3	USE GROUPS - ASSEMBLY	A-2 ASSEMBLY	A-2 ASSEMBLY
GENERAL BUILDING LIMITATIONS (CHAPTER 5)		**PERMITTED**	**PROVIDED**
SECTION 503.1E 503/ CHAPTER 9	FULLY SPRINKLERED	YES	YES
	CONSTRUCTION TYPE	3B	3B
TABLE 506.2	ALLOWABLE FLOOR AREA	9,500	6,238 SF
TABLE 506.2.1	ALLOWABLE SPRINKLER INCREASE	200% = 19,000 SF	
SECTION 506.3.2	ALLOWABLE OPEN PERIMETER INCREASE	100%-25% = 7,125 SF	32,363 SF
	TOTAL ALLOWABLE FLOOR AREA	35,630	6,075 SF
	TENANT AREA	6,075 SF	RESTAURANT = 6,238 SF
			PATIO = 1,160 SF
TABLE 504.3	BUILDING HEIGHT	55'0"	28'3"
TABLE 504.4	BUILDING HEIGHT (STORIES)	2	1
FIRE PROTECTION (CHAPTERS 6, 7, 8, 9)		**REQUIRED (HOURS)**	**PROVIDED (HOURS)**
SECTION 602.3	COMBUSTIBLE MATERIALS PERMITTED TYPE III CONSTRUCTION		
TABLE 601	FIRE ENCLOSURE OF EXITS	1	1
	INTERIOR BEARING WALLS	0	0
	EXTERIOR BEARING WALLS	2	1
	STRUCTURAL FRAME	0	0
	FLOOR CONSTRUCTION INCLUDING BEAMS	0	0
	ROOF CONSTRUCTION	0	0
	COOKLINE	ANSUL	ANSUL
TABLE 803.5	FLAME SPREAD	26 TO 75 FOR EXITS	26 TO 75 FOR EXITS
SECTION 903.2	FIRE SPRINKLER SYSTEM - NFPA 13	YES	YES
SECTION 907	FIRE ALARM SYSTEMS	YES	YES
SECTION 906	FIRE EXTINGUISHERS	YES	YES
MEANS OF EGRESS (CHAPTER 10)		**PERMITTED (OCCUPANTS)**	**PROVIDED (OCCUPANTS)**
TABLE 1004.1.2	TAKEOUT = 60 SF	1/5 NET = 12	8
	DINING = 1,800 SF	1/15 NET = 120	118
	BAR = 265 SF	1/15 NET = 18	17
	BAR DINING = 690 SF	1/15 GROSS = 46	46
	PRIVATE DINING =235 SF	1/15 NET = 16	18
		TOTAL = 212	**207**
	BACK BAR = 130 SF	1/100 NET = 2	3
	KITCHEN = 1,145 SF	1/200 GROSS = 6	12
	OFFICE = 95 SF	1/100 GROSS = 1	1
	DRY STORAGE = 190 SF	1/300 GROSS = 1	1
	WALK INS = 420 SF	1/300 GROSS = 2	2
	UTILITY = 150 SF	1/300 GROSS = 1	1
		TOTAL = 13	**20**
	COVERED PATIO DINING= 1,015 SF	1/15 NET = 68	66
	FIREPLACE LOUNGE = 295 SF	1/15 NET = 20	18
	PATIO DINING= 440 SF	1/15 NET = 30	32
	BOCCE COURT - 320 SF	1/50 NET = 7	4
		TOTAL = 125	**120**
		TOTAL OCCUPANCY = 350	**TOTAL OCCUPANCY = 347**
TABLE 1004.1.2		**REQUIRED**	**PROVIDED**
	TAKEOUT = 60 SF	32" DOORS	72" DOORS
	DINING = 118 OCCUPANTS	32" DOORS	144" DOORS
	BAR/ BACK BAR/ BAR DINING = 69 OCCUPANTS	32" DOORS	112" DOORS
	KITCHEN = 9 OCCUPANTS	32" DOORS	36" DOORS
	OFFICE = 1 OCCUPANT	32" DOORS	36" DOORS
	DRY STORAGE = 1 OCCUPANT	32" DOORS	36" DOORS
	WALK IN = 2 OCCUPANTS	32" DOORS	36" DOORS
	UTILITY = 1 OCCUPANT	32" DOORS	36" DOORS
	PATIO DINING = 120 OCCUPANTS	32" DOORS	72" DOORS
		PERMITTED	**PROVIDED**
SECTION 1006.2	EXIT ACCESS		
SECTION 1006.2.1	COMMOM PATH OF EGRESS TRAVEL	75'0"	61' MAX
SECTION 1017/TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	250'0"	79'5"
TABLE1020.2	MINIMUM CORRIDOR WIDTH	3'8"	3'8"
SECTION 1020.4	DEADEND CORRIDOR LENGTH	20' MAXIMUM	9'8"
SECTION 1006.2	MEANS OF EGRESS DOORWAYS	REQUIRED	PROVIDED
SECTION 1010.1.1	SIZE OF DOORS	MIN 32" CLEAR, MAX 48"	36" MINIMUM
SECTION 1006.2.1	MINIMUM # OF EXITS < 500	2	4
SECTION 1029.2	MAIN ENTRY/ EXIT = 230 OCCUPANTS	55" DOORS	72" DOORS
ACCESSIBILITY (CHAPTER 11)		**REQUIRED**	**PROVIDED**
SECTION 1103.1	APPLICABILITY	PUBLIC SPACES	YES
SECTION 1104.3	ACCESSIBLE ROUTE TO CONNECTED SPACES	YES	YES
SECTION 1104.3.1	EMPLOYEE WORK AREAS	YES	YES
SECTION 1105.1/SECTION 3409.8	ACCESSIBLE ENTRANCES	1	2
TABLE 1108.2.2.1	ACCESSIBLE SEATING - DINING - 124 SEATS	5	5
	ACCESSIBLE SEATING - BAR - 64 SEATS	4	4
	ACCESSIBLE SEATING - PATIO - 120 SEATS	5	5
SECTION 1109.2	TOILET FACILITIES	YES	YES
SECTION 1109.12.3	POS & SERVICE COUNTERS	YES	YES
ACCESSIBILITY	**ICC/ANSI A117.1-2003 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES**		
SECTION 1103	ACCESSIBLE ROUTE PROVIDED	YES	YES
ANSI TABLE 403.5	CLEAR WIDTH OF ACCESSIBLE ROUTE	36" MINIMUM	3'0"
ANSI SECTION 404.2.2	CLEAR OPENING WIDTH OF DOORS	32" MINIMUM	2'8"
ANSI SECTION 404.2.5	SPACE BETWEEN 2 DOORS IN SERIES	60" TURNING SPACE	5'0"
ANSI SECTION 404.2.6	DOOR MOUNTING HARDWARE HEIGHT	2'10"	YES
PLUMBING	**2015 INTERNATIONAL PLUMBING CODE**	**CONNECTICUT STATE BUILDING CODE 2018**	
TABLE 2902.1	A-2 327 OCCUPANTS	**REQUIRED**	**PROVIDED**
	WC/ 327 CUSTOMERS	1 / 75 = 3 EACH	MEN: 1 WC, 2 URINAL
			WOMEN: 3 WC
	LAVATORIES/ 164 OCCUPANTS	1/200 = 1 EACH	2 EACH
	A-2 STAFF 20 OCCUPANTS		
	WC/ 20 OCCUPANTS	1 WC	1 WC
	LAVATORIES/ 20 OCCUPANTS	1 LAV	1 LAV
	ACCESSIBLE WC	1 EACH	1 EACH
	DRINKING FOUNTAINS	NA	NA
	SERVICE SINK	1	1



1 A-0.0 EGRESS PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES

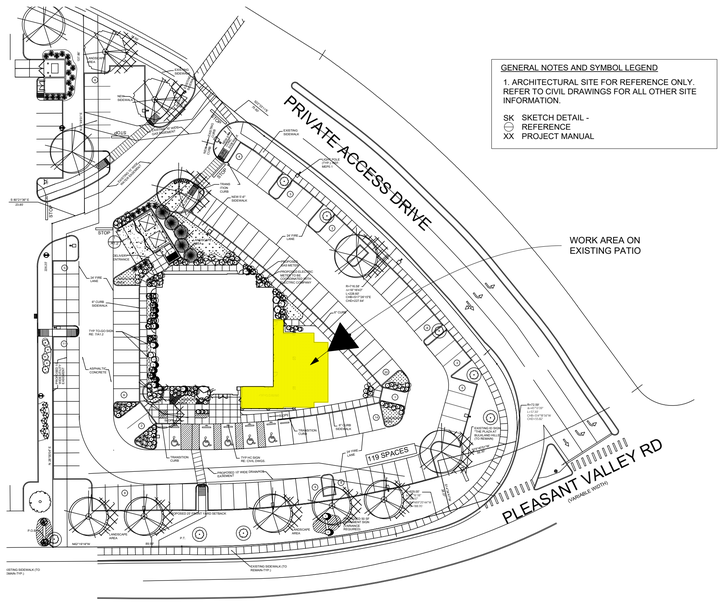
1. PROVIDE SOLID WOOD BLOCKING IN ALL WALLS AS REQUIRED TO SECURELY FASTEN ALL WOOD TRIMS, MILLWORK, WASHROOM ACCESSORIES, EQUIPMENT, T.V'S, AND FIXTURES ETC.
2. COLUMN GRIDS ARE CENTERLINE OF 5 1/2" EXTERIOR STUD WALL.
3. TYPE 2A10BC FIRE EXTINGUISHERS ARE REQUIRED IN THE BAR, ADJACENT TO THE FRONT DOOR AND IN THE SERVICE AREA. A TYPE "K" FIRE EXTINGUISHER IS REQUIRED ADJACENT TO THE COOKING AREA AND A 3A40BC TYPE FIRE EXTINGUISHER IN THE PREP AREA. EXISTING LOCATIONS SHALL REMAIN
4. EXISTING DOORS AND HARDWARE SHALL REMAIN
5. EXISTING EXIT SIGNS AND EMERGENCY LIGHTS SHALL REMAIN
6. FIRE DEPARTMENT NOTES:
   - 901.2 - SPRINKLER HEADS SHALL REMAIN IN EXISTING LOCATIONS. SOFFIT CLOUDS SHALL REMAIN SPRINKLERED ABOVE AND BELOW, TOWER SHALL BE SPRINKLERED.
   - 903.4.2 - ALARM DEVICE SHALL REMAIN ON THE EXTERIOR OF THE BUILDING OVER THE FD CONNECTION
   - 907.12 DUCT SMOKE DETECTORS = ACTIVATION OF A DUCT SMOKE DETECTOR SHALL INITIATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION. EXCEPTIONS: IS NOT REQUIRED WHERE THE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM NOTIFICATION APPLIANCES.
7. 'K' EXTINGUISHERS TO BE PROVIDED IN KITCHEN.
8. PER SECTION 10011.3 OF ANSI, TACTILE EXIT SIGNS SHALL BE PROVIDED ADJACENT TO EACH EXIT DISCHARGE.
9. PER SECTION 10011.1 OF ANSI, EXIT DISCHARGE THAT LEAD DIRECTLY TO ACCESSIBLE PATHS OF EXIT DISCHARGE SHALL BE MARKED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

ZONING ANALYSIS TABLE

ZONING DISTRICT	GB - GENERAL BUSINESS RESTAURANT ALLOWED BY RIGHT; SPECIAL EXCEPTION REQ'D FOR OVER 60 PARKING SPACES	
ZONE CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	78,962 (1.81 AC)
MIN. FRONT SETBACK	25'	105.3'
MIN. REAR SETBACK	0'	N/A
MIN. SIDE SETBACK	0'	72.2'
MAX. BUILDING HEIGHT	3 STORIES OR 40'	<40'
PARKING LOT LANDSCAPING	2380 SF	14,017 SF
PARKING SPACES	125	119

PARKING REQUIREMENTS
RESTAURANT: 1 SPACE/3 CUSTOMERS = 327/3 = 109
1 SPACE/ 2 EMPLOYEES ON SHIFT = 20/2 = 10
TOTAL SPACES REQUIRED = 109
SPACES PREVIOUSLY APROVED = 119

VICINITY MAP



2 A-0.0 SITE PLAN
Scale: 1" = 50 ft

L'ARC ARCHITECTS, LLC

OWNER:
TREVA
980 FARMINGTON AVENUE
WEST HARTFORD, CT 06107

ARCHITECT:
L'ARC ARCHITECTS
1436 FARMINGTON STREET
FARMINGTON, CT 06032
PH (860) 313-8067
SHELDON@LARCARCHITECTS.COM
HILARY@LARCARCHITECTS.COM

DESIGNER
MEMITZ DESIGN GROUP, INC.
530 HARRISON AVE. - SUITE 200
BOSTON, MASSACHUSETTS 02118
P 617-345-9323

ARTISANAL BURGER COMPANY

1436 PLEASANT VALLEY RD.
MANCHESTER, CT 06042

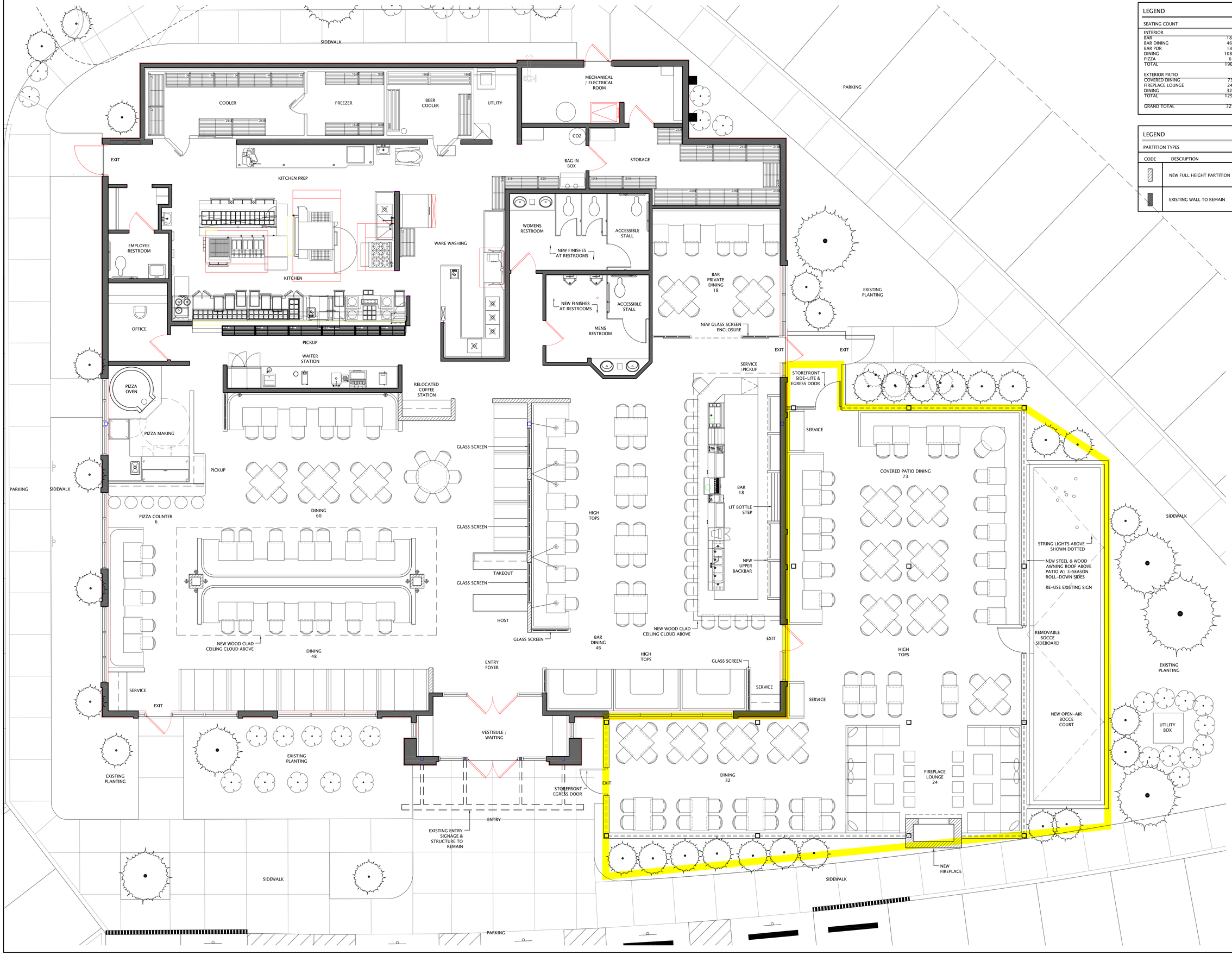
SD:	
DD:	
CD:	
BID:	
PERMIT:	10/12/22
CONTRACT:	
CONST:	

REVISION	

EGRESS PLAN
CODE ANALYSIS

A-0.0

ABC 2022 Code Plan.vwx



LEGEND

SEATING COUNT

INTERIOR	
BAR	18
BAR DINING	46
BAR POR	18
DINING	108
PIZZA	6
TOTAL	196
EXTERIOR PATIO	
COVERED DINING	73
FIREPLACE LOUNGE	24
DINING	32
TOTAL	129
GRAND TOTAL	325

LEGEND

PARTITION TYPES

CODE	DESCRIPTION
	NEW FULL HEIGHT PARTITION
	EXISTING WALL TO REMAIN

Niemitz Design Group

Niemitz Design Group, Inc.
530 Harrison Ave. - Suite 200
Boston, Massachusetts 02118
p 617-345-9323
f 617-330-7980

SCHEMATICS 9.13.22

ABC BURGER COMPANY

1436 PLEASANT VALLEY RD.
MANCHESTER, CT 06042

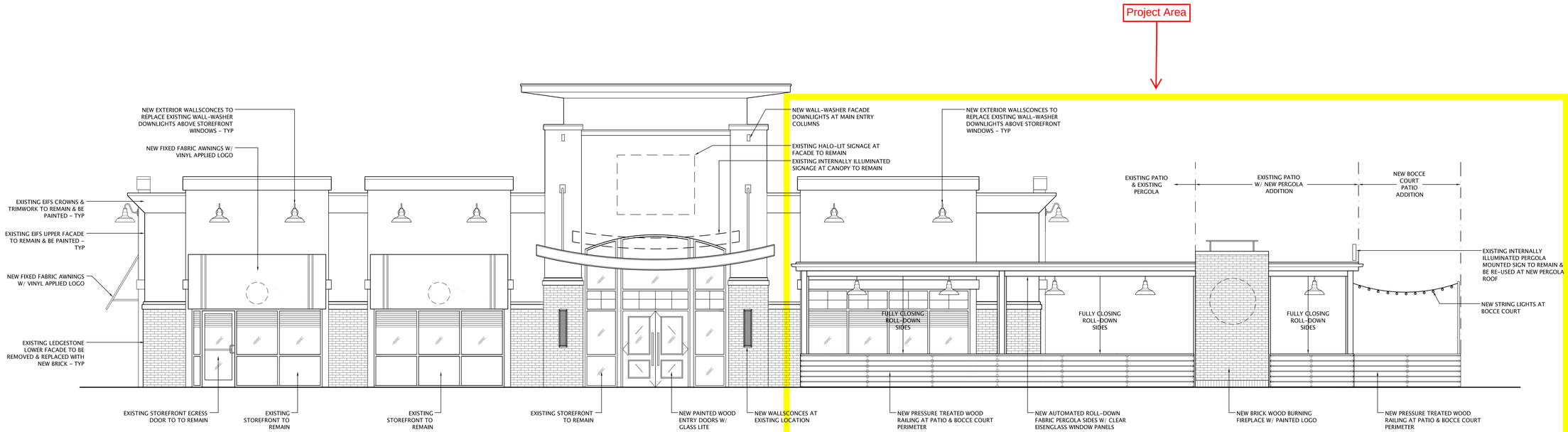
DWG TITLE

FURRNITURE PLAN

SCALE: 1/4"=1'-0"

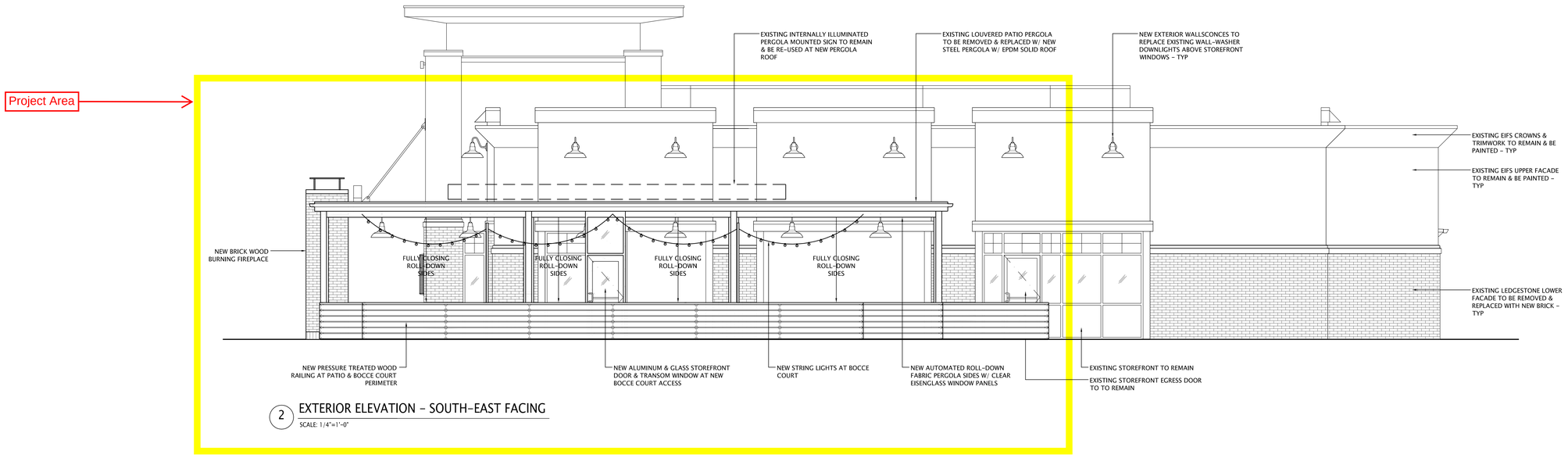
DWG No.

ID 1.4



1 EXTERIOR ELEVATION - SOUTH-WEST FACING / PLEASANT VALLEY RD.

SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - SOUTH-EAST FACING

SCALE: 1/4"=1'-0"

Niemitz Design Group

Niemitz Design Group, Inc.
530 Harrison Ave. - Suite 200
Boston, Massachusetts 02118
p 617-345-9323
f 617-330-7980

PERMIT 10.7.22

ABC BURGER COMPANY
1436 PLEASANT VALLEY RD.
MANCHESTER, CT 06042

DWG TITLE

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

DWG No.

ID-3.1

TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Planning & Zoning Commission

FROM: David Laiuppa, Environmental Planner/Wetlands Agent DL MP
Megan Pilla, Principal Development Planner

DATE: December 29, 2022

RE: Battiston's of Manchester – 441 Middle Turnpike West
Inland Wetlands Permit Determination of Significance (IWP-0029-2022)

Introduction

The applicant is requesting approval of a wetland permit for the removal of contaminated soils within the upland review area of wetlands located at the northern end of 441 Middle Turnpike West.

Project Description

The site is a 0.93-acre parcel which is currently developed as a commercial dry-cleaning facility. However, dry-cleaning operations have not been performed on the property for the past six years. The site includes a 7,080 square foot, single story structure located in the northern portion of the property. According to the Fuss & O'Neill Phase I ESA, the building was constructed in 1985. The site includes a paved parking lot to the south of the building along Middle Turnpike West. Prior to 1985, the site was undeveloped land.

The topography of the site is relatively flat across the area of the building and parking lot. A steep downward slope is present on the north and northwest sides of the building, along the property boundary. The presence of this steep slope suggests that fill material had been placed onsite at the time of the building's construction.

Groundwater quality beneath the site has been classified by the Connecticut Department of Energy and Environmental Protection (CTDEEP) as GB. A GB-classified groundwater is presumed not to be suitable for human consumption without treatment and can be used for industrial process water and cooling waters. The site is serviced by the public drinking water supply system. The nearest surface water body to the site is Bigelow Brook. Bigelow Brook is located approximately 250 feet to the north and northwest of the property boundary. Based on USGS mapping, field observations of the local topography, and the presence of Bigelow Brook to the northwest of the site, groundwater flow is inferred to be towards the northwest.

Environmental investigations have identified the release of chlorinated solvent compounds associated with the former dry-cleaning operations on the western side of the site building. TM Environmental has prepared an Interim Remedial Action Plan to address the impacted soils

within the top 5 feet. The Interim Remedial Action Plan has been prepared to address impacted overburden soils at the site and represents the first phase of remediation to be performed at the site. Deeper impacted soils and groundwater will be addressed in the second phase of remediation.

The Interim Remedial Action Plan calls for the excavation and off-site disposal of soils along the western side of the building. This area encompasses approximately 1,660 square feet. Soils will be removed across this area to a depth of approximately 5 feet below grade. The area to be disturbed will be limited to upland soils but will be within the 100-foot upland review area from wetlands located to the west and north of the remediation area. Following removal of the impacted soils, the area will be restored to existing elevations and conditions.

Prior to any excavation activities, a double row of erosion control silt fencing will be installed along the slope, upland of the wetlands, to prevent any potential storm runoff from entering the wetlands. The erosion control silt fencing will be kept in place until vegetation along the slope and within the work area is re-established. A silt sack will also be installed in the existing catch basin in the paved parking area. TM Environmental anticipates that the excavation activities and restoration activities will be completed over a period of five business days.

Determination of Significance

At its meeting on November 21, 2022, the Commission (acting in its capacity as the Inland Wetlands Agency) determined that this project would not have a significant impact on inland wetlands, and therefore does not require a public hearing.

Inland Wetlands Permit

Bigelow Brook, a perennial stream, flows from east to west along the northern toe of the bank at the site. The boundary of the existing inland wetlands is situated between the toe of the slope and the edge of the brook, approximately 16 ft. from the proposed area of disturbance at its closest point. The proposed activity is planned to take place entirely within the upland review area of the wetlands but is not planned to have any direct impacts to the wetlands.

The total proposed area of **direct and permanent disturbance within the watercourse and wetland is 0 square feet**. The total area of **direct and permanent impact to the upland review area is 0.04 acres**.

There is a FEMA-mapped floodplain associated with the brook in close proximity to the project site. The proposed activity is not within the floodplain.

Issuance of Wetland Permit

After considering all relevant facts and circumstances, and in accordance with Section 5.3 of the Inland Wetlands and Watercourses Regulations, the Commission may approve this application as

filed; grant it upon other terms, conditions, limitation, or modifications of the regulated activities as they deem appropriate; or deny it.

In evaluating applications in which the Agency relied in whole or in part on information provided by the applicant, if such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked.

Staff Review

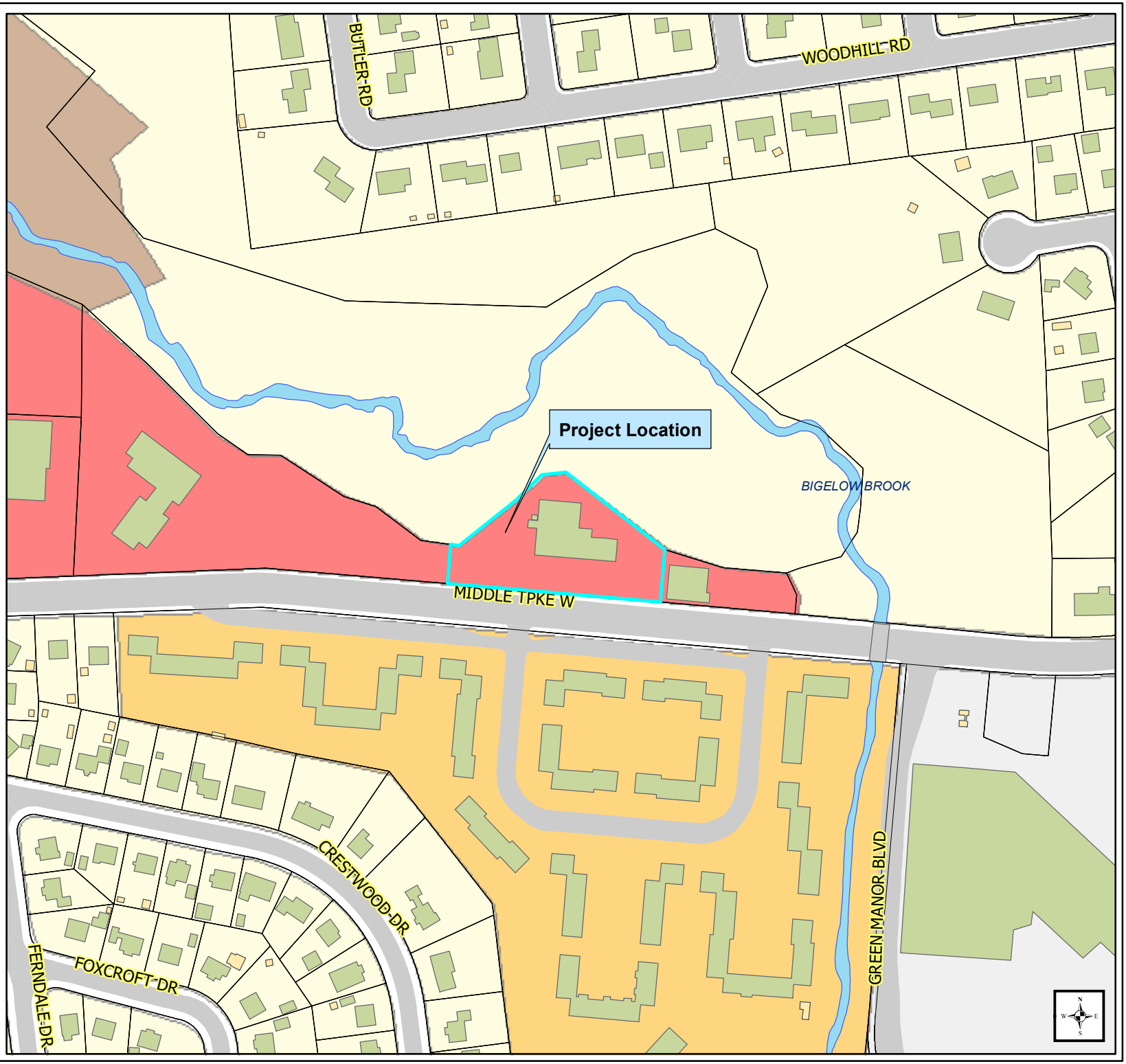
Town staff has reviewed the plans and documents submitted with the application and an update on the status of any comments will be provided at the January 4, 2023 meeting.

dl/mp/kw
\\TOWNFILE2\Users\Planning\PZC\2023\01 - January 04\Packet\IWP-0029 (441 MTW) - Memo.docx
Attach.

Town of
Manchester, CT

Geographic Information
Systems

441 Middle Tpk. West



- Bridges
- Roads
- Manchester Town Boundary
- FBZ - Form-Based Zone
- GB - General Business
- PRD - Planned Residence Development
- RA - Residence A
- RC - Residence C

NOTES:
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 200 feet

40 0 40 80 120 160
Feet

Date: 11/15/2022

TM

ENVIRONMENTAL CONSULTING, LLC

November 1, 2022
PROJECT NO. 2021-042

Mr. David Laiuppa
Environmental Planner / Wetlands Agent
Town of Manchester
41 Center Street
Manchester, CT 06045

Re: Wetlands Permit Application – Soil Remediation in Upland Review Area
Battiston's of Manchester, Inc.
441 Middle Turnpike West, Manchester, Connecticut

Dear Mr. Laiuppa,

TM Environmental Consulting, LLC (TM Environmental) has been contracted by Battiston's of Manchester, Inc. to provide environmental consulting services for the property located at 441 Middle Turnpike West in Manchester, Connecticut (hereinafter, referred to as, the "Site").

Environmental investigations have identified the release of chlorinated solvent compounds associated with the former dry cleaning operations on the western side of the Site building. TM Environmental has prepared an Interim Remedial Action Plan to address the impacted soils within the top 5 feet. The Interim Remedial Action Plan has been prepared to address impacted overburden soils at the Site and represents the first phase of remediation to be performed at the Site. Deeper impacted soils and groundwater will be addressed in the second phase of remediation.

The Interim Remedial Action Plan calls for the excavation and off-site disposal of soils along the western side of the Site building. This area encompass approximately 1,660 square feet. Soils will be removed across this area to a depth of approximately 5 feet below grade. The area to be disturbed will be limited to upland soils but will be within the 100-foot upland review area from wetlands located to the west and north of the remediation area. Following removal of the impacted soils, the area will be restored to existing elevations and conditions.

Prior to any excavation activities, erosion control silt fencing will be installed along the slope, upland of the wetlands to prevent any potential storm runoff from entering the wetlands. The erosion control silt fencing will be kept in place until vegetation along the slope and within the work area is re-established. TM Environmental anticipates that the excavation activities and restoration activities will be completed over a period of five business days.

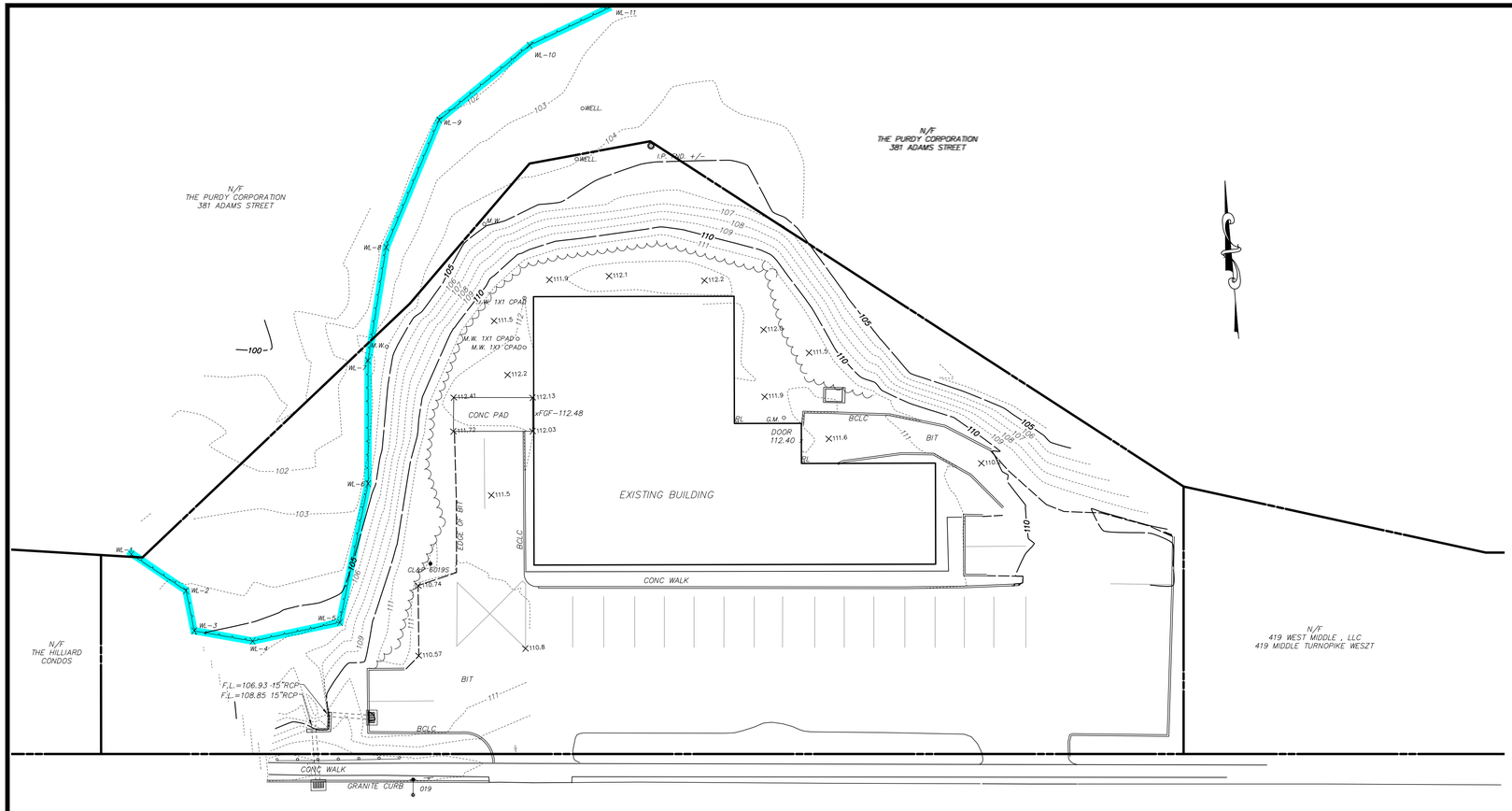
Documents that are being submitted to support the wetlands application include this cover letter, a Site Plan and Topographic Survey prepared by Benesch (Oct. 19, 2022), a Remediation Site Plan prepared by TM Environmental Consulting (Nov. 1, 2022) and the Interim Remedial Action Plan (Sept. 9, 2022).

ENVIRONMENTAL CONSULTING, LLC

Should you have any questions or comments regarding this submittal, please contact me directly at (860) 989-7235.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal / Senior Engineer



MIDDLE TURNPIKE WEST

LOCATION PLAN N.T.S.

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
	STORM WATER PIPES (LESS THAN 12")
	STORM WATER PIPES (12" OR LARGER)
STM	STEAM PIPES (SUPPLY & COND.)
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG — UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

- PROPERTY/BOUNDARY LINES (CLASS A-2)
- PROPERTY/BOUNDARY LINES (CLASS D)
- EASEMENT LINES

FEATURE LINES

- CURBED ROADWAY
- EDGE OF PAVED ROAD/DRIVE
- BUILDING ROOFLINE (AERIAL PHOTOS)
- RETAINING WALL
- STOCKADE FENCE
- CHAIN LINK/WIRE FENCE
- TREE/VEGETATION LINE
- STONE WALL
- SURFACE WATER (WATERCOURSE)
- WETLANDS LIMIT
- EDGE OF LANDSCAPING
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

SYMBOL LEGEND

CATCH BASIN; ROUND DRAIN; SQUARE DRAIN; STORM DRAIN MANHOLE; ELECTRIC MANHOLE; SANITARY MANHOLE; STEAM MANHOLE; TELEPHONE MANHOLE; WATER MANHOLE; MANHOLE (OF UNKNOWN TYPE); HAND HOLE (SQ. / REC.); W.G. WATER VALVE; G.G. GAS VALVE; HYDRANT; COMBO STANDPIPE; GUY WIRE; SIGN (SINGLE POST); SIGN (DOUBLE POST); BORING (AS DRILLED); BORING (AS STAKED); × 427.3 SPOT ELEVATION; WF-# WETLANDS FLAG; PROPERTY MONUMENT; UTILITY MONUMENT (SET AS 2" OFFSET); IRON PIPE OR REBAR FOUND; IRRIGATION CONTROL BOX; EMERGENCY PHONE; TRAFFIC CONTROLLER CABINET; UTILITY POLE; UTILITY POLE W/ LIGHT; STREET LIGHT; LIGHT POST; BOLLARD LIGHT; BOULDER / ROCK; CONIFER SHRUB; DECIDUOUS SHRUB; DECIDUOUS TREE (SAPLING); DECIDUOUS TREE; CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL.	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

MAP REFERENCE

1. PLAN PREPARED FOR ALBERT LINDSAY MIDDLE TURNPIKE WEST MANCHESTER, CONN BOUNDARY & TOPOGRAPHIC SURVEY SCALE 1"=20' DATE 9-13-84 REVISED 10-12-84, 10-15-84, 11-2-84, 11-21-84 & 12-26-84 BY MEEHAN ASSOCIATES

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018.
   1.1. THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
   1.2. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "D" (COMPILED)
TOPOGRAPHY	CLASS "T-2"

2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN SEPTEMBER 2022 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
4. A PORTION OF THE PROPERTY LIES WITHIN FLOOD – ZONE 'AE' – BASE FLOOD ELEVATIONS DETERMINED TO BE 105.0 TO 103.5. AND "OTHER AREAS ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 391 OF 675 MAP NUMBER: 09003C0391F EFFECTIVE DATE: SEPTEMBER 26, 2008.

APPROVED
PLANNING AND ZONING COMMISSION MANCHESTER, CT
DATE: _____
SIGNED: _____

STATE OF CONNECTICUT · DAVID A. CARICCHIO · No. 70036 · LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

12/19/2022

DAVID A. CARICCHIO, P.L.S. No. 70036 — *DATE*
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

REVISIONS		
No.	DATE	DESCRIPTION
1	12/19/22	ADD WETLANDS

SURVEY BOOK: 06-
SURVEYOR: NDC
DRAWN: DAC
CHECKED: RS
APPROVED: WW

SCALE: HORZ.: 1" = 20'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

GRAPHIC SCALE 20 0 10 20

Prepared By:

benesch

Alfred Benesch & Company
120 Hebron Avenue 2nd Floor
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1068
www.benesch.com

TOPOGRAPHIC SURVEY
PREPARED FOR
ENVIRONMENTAL CONSULTANTS
441 MIDDLE TURNPIKE WEST
MANCHESTER CONNECTICUT

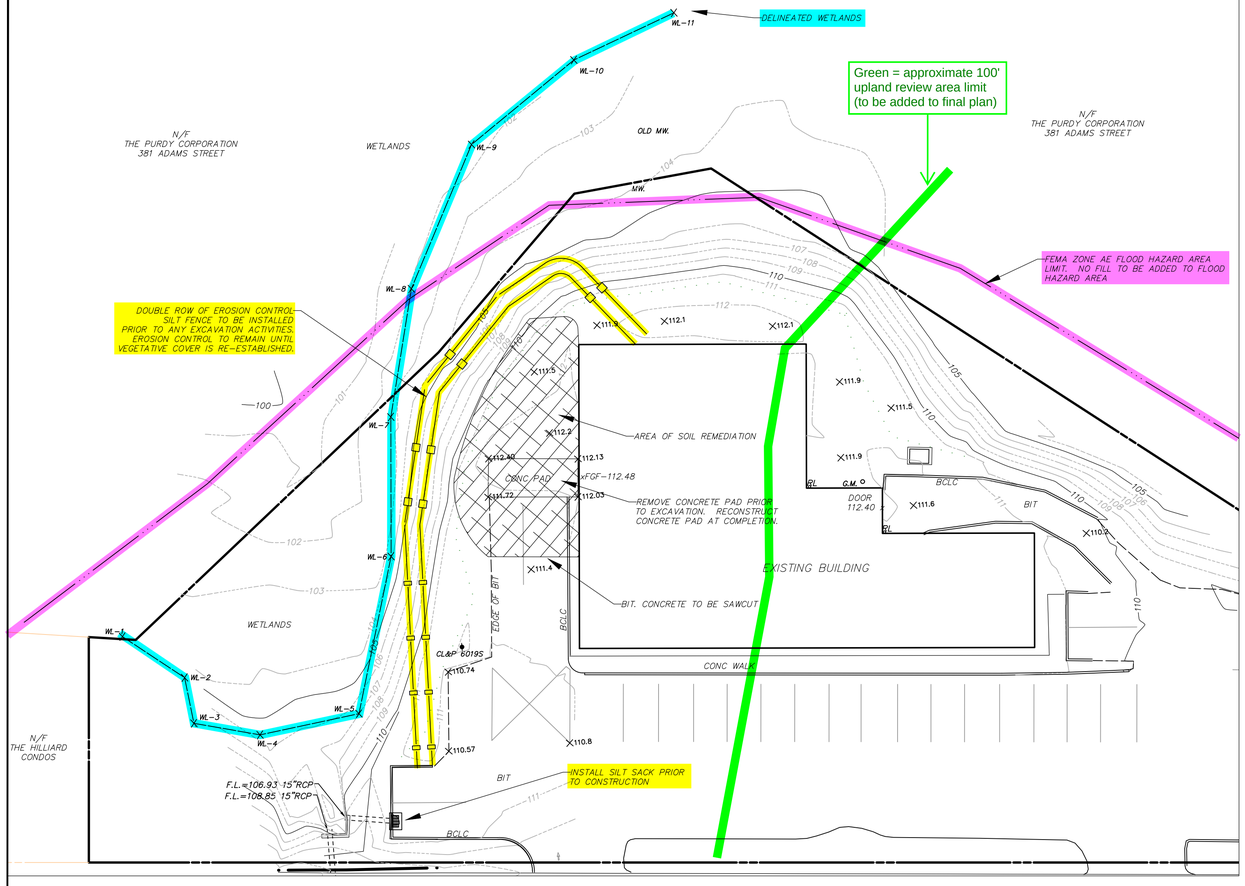
PROJ. No.: 70818
DATE: SEPTEMBER 2022

SV.01

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEW NAME:
LAYER MANAGER NAME:
PLOT TABLE: STB

attached images: C:\Users\Dcaricchio\Desktop\055845_aw\055845_aw.wld

File Location/Name - Y:\Glastonbury\70800s\70818.00_ENVR_Consult_Manchester\Survey\ACAD\70818 SURVEY.dwg
Date of Plot: December 19, 2022 - 7:38 AM



NOTES:

1. *REFERENCE SURVEY BASE PLAN "TOPOGRAPHIC SURVEY" PREPARED BY BENESCH, OCT. 19, 2022, REVISED DEC. 19, 2022.*
2. *ENVIRONMENTAL REMEDIATION SHALL BE IN ACCORDANCE WITH "INTERIM REMEDIAL ACTION PLAN," PREPARED BY TM ENVIRONMENTAL CONSULTING, LLC, SEPT. 9, 2022.*
3. *WETLANDS DELINEATED BY MARTIN BROGIE, MARTIN BROGIE, INC. ON DEC. 9, 2022.*
4. *FEMA AE FLOOD ZONE AREA - MAP NUMBER 09003C0393F, EFFECTIVE DATE: SEPT. 26, 2008.*

CONSTRUCTION NOTES:

1. *A PRECONSTRUCTION MEETING WITH TOWN STAFF IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.*
2. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES.*
3. *THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE SOURCES. SUCH INFORMATION IS FURNISHED ONLY FOR THE INFORMATION OF THE CONTRACTOR AND IS NOT GUARANTEED.*
4. *THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.*

EROSION AND SEDIMENTATION CONTROL NOTES:

PER STATE OF CONNECTICUT

ALL APPLICABLE PRACTICES RECOMMENDED BY THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AS AMENDED.

DESIGN AND CRITERIA

A. GEOTEXTILE SILT FENCE (SF) - *SHALL BE NON-WOVEN MATERIAL, MINIMUM 36" HIGH AND FASTENED TO WOOD STAKES. SILT FENCE SHALL BE INSTALLED WITH END RUNS TURNED UP GRADE AT 45 DEGREES FOR A DISTANCE OF 10 FEET (SEE DETAIL THIS SHEET).*

B. PERMANENT SEEDING (PS)

1. *CONTRACTOR SHALL APPLY TOPSOIL AND FINE GRADE ALL AREAS BEFORE THE APPLICATION OF PERMANENT SEED.*
2. *REMOVE ALL SURFACE STONES ½ INCH AND LARGER. REMOVE ALL OTHER DEBRIS AND RAKE SEED BED.*
3. *APPLY SEED WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES. SEE PLANTING PLAN.*
4. *SEED MIX - LOFTS SEED COMPANY OR APPROVAL EQUAL 70% TALL FESCUE (FESTUCA ARUNDINACEA), 30% CREEPING RED FESCUE (FESTUCA RUBRA). SEEDING RATE: 5 LBS. PER 1,000 S.F. SEEDING DATES APRIL 15 - JUNE 15 AND AUGUST 15 - OCTOBER 1.*

C. EROSION CONTROL BLANKET (ECB) - *EROSION MAT SHALL BE PLACED ON ALL EXPOSED CUT/FILL SLOPES STEEPER THAN 3:1 (INCLUDING SWALES & DITCHES) TO PROTECT AGAINST RAINFALL AND HOLD MOISTURE CONTENT TO ENHANCE VEGETATION GROWTH IN SEEDED AREAS. MAT (OR BLANKETS) SHALL BE STRAW OR STRAW/COCONUT FIBER COMBINATION SEWN TOGETHER WITH LIGHTWEIGHT NETTING. USE NORTH AMERICAN GREEN. S150 - SLOPES UP TO 3:1, SC150-SLOPES FROM 3:1 UP TO 2:1 OR GREATER. TEMPORARY HAY MULCH TO BE APPLIED TO AREAS LESS THAN 3:1 SLOPE AND ALL AREAS TO BE LEFT BARREN OVER THE WINTER, MULCH RATE TO BE 70 POUNDS/1000 S.F.*

APPLICATION/GENERAL PROCEDURES

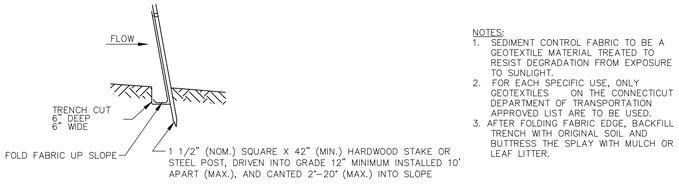
SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE, AND DEVELOPMENT WILL PROCEED ACCORDING TO A SPECIFIC CONSTRUCTION SEQUENCE. THE OBJECTIVE IS TO MAXIMIZE THE REDUCTION OF SEDIMENT-LADEN RUNOFF THROUGH IMPLEMENTATION OF CONVENTIONAL SOIL SEDIMENTATION AND EROSION CONTROL PRACTICES CURRENTLY RECOMMENDED BY THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

A. EARTHWORK WILL BE SCHEDULED FOR PERIODS WHEN SOIL SATURATION IS LOW AND SOIL LOSS HAZARD IS AT A MINIMUM.

B. SUSPEND EARTHWORK FOR MAJOR STORM EVENTS AND IMPLEMENT ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSARY.

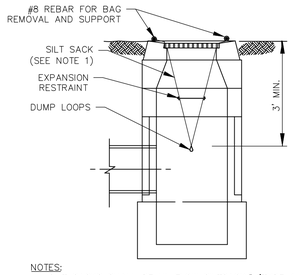
STATE OF CONNECTICUT
THOMAS F. MCMORROW
NO. 18566
LICENSED PROFESSIONAL ENGINEER

APPROVED
PLANNING & ZONING COMMISSION MANCHESTER, CT.
DATE:_____
SIGNED:_____



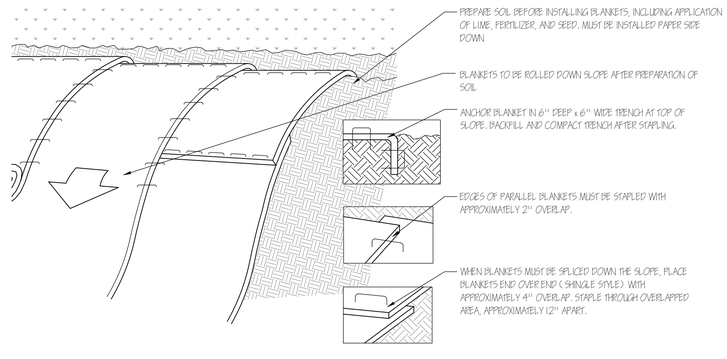
NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
2. FOR EACH SPECIFIC USE, ONLY GEOTEXTILES ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION APPROVED LIST ARE TO BE USED.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL AND BUTTRESS THE SPLAY WITH MULCH OR LEAF LITTER.

SILT FENCE
NOT TO SCALE



NOTES:
1. SILT SACKS SHALL BE HI-FLOW SILTSACK® "TYPE A" FOR TYPE "C-L" CB TOPS AND "TYPE B" WITH CURB DEFLECTORS FOR TYPE "C" CB TOPS OR OTHER STRUCTURES WITH CURB INLETS AS MANUFACTURED BY ACF ENVIRONMENTAL, INC OR APPROVED EQUAL.
2. SILT SACKS SHALL BE PROVIDED WITH INTERNAL OVERFLOWS.
3. SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAINFALL EVENT.

SILT SACK
NOT TO SCALE



SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION	DR/CK.
1.	12/20/22	REVISIONS PER TOWN REVIEW	

PREPARED FOR:
BATTISTON'S OF MANCHESTER, INC.
441 MIDDLE TURNPIKE WEST
MANCHESTER, CT 06040

DRAWING:
SOIL REMEDIATION
WETLAND PERMIT APPLICATION

PROJECT:
BATTISTON CLEANERS
441 MIDDLE TURNPIKE WEST
MANCHESTER, CT

PLAN SET:

TM
ENVIRONMENTAL CONSULTING, LLC
10 ROSER DRIVE, GLASTONBURY, CONNECTICUT (860) 989-7235

DATE:	11/01/22
DRAWN/ CHECK:	TFM
SCALE:	1" = 20'
PROJECT #:	2021-042
E-FILE NO.	
SHEET NO.	D-2

INTERIM REMEDIAL ACTION PLAN

BATTISTON CLEANERS

441 MIDDLE TURNPIKE WEST

MANCHESTER, CONNECTICUT

SUBMITTED TO:

Battiston's of Manchester, Inc.
441 Middle Turnpike West
Manchester, CT 06040

PREPARED BY:

TM
ENVIRONMENTAL CONSULTING, LLC

10 Roser Drive, Glastonbury, Connecticut 06033
(860) 989-7235

September 9, 2022
Project No. 2021-042

TM

ENVIRONMENTAL CONSULTING, LLC

September 9, 2022
PROJECT NO. 2021-042

Mr. Leonard Battiston
Battiston's of Manchester, Inc.
441 West Middle Turnpike
Manchester, CT 06040

Re: Interim Remedial Action Plan
441 West Middle Turnpike, Manchester, Connecticut

Dear Mr. Battiston,

TM Environmental Consulting, LLC (TM Environmental) has prepared an Interim Remedial Action Plan for the remediation of chlorinated solvent impacted soils at the Battiston's of Manchester, Inc. property located at 441 Middle Turnpike West in Manchester, Connecticut (hereinafter, referred to as, the "Site"). Environmental investigations have previously been conducted by Fuss & O'Neill in August 2012 and by Coneco Engineers & Scientists in May 2014.

This Interim Remedial Action Plan has been prepared to address impacted overburden soils at the Site and represents the first phase of remediation to be performed at the Site. Deeper impacted soils and groundwater will be addressed in the second phase of remediation. Please contact the undersigned if you have any questions or require additional information

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal / Senior Engineer

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ATTACHMENTS

Attachment A – Public Notification

1.0 INTRODUCTION

TM Environmental Consulting, LLC (TM Environmental) was retained by Battiston's of Manchester, Inc. to prepare this Interim Remedial Action Plan for the first phase of remediation at the Battiston's of Manchester, Inc. property located at 441 Middle Turnpike West in Manchester, Connecticut (hereinafter, referred to as, the "Site"). A Site Locus Map and Site Plan are included as Figures 1 and 2, respectively.

The Site was entered into the Connecticut Property Transfer Act Program on August 20, 2015 following the submittal of a Property Transfer Act Form III and Environmental Condition Assessment Form (ECAF). As such, remediation at the Site will be conducted in accordance with the Connecticut Remediation Standard Regulations (CGS Section 22a-133k-1 to 22a-133k-3, revised 3-9-21).

This Interim Remedial Action Plan has been prepared to address chlorinated solvent impacted soils, specifically those soils within the top 5 feet. Phase 2 remedial activities will address the groundwater and deeper impacted soils on the western side of the Site building as well as soils beneath the building slab. A separate remedial action plan will be developed for Phase 2 as additional groundwater characterization will be required.

Remedial activities under Phase I will include the excavation and off-site disposal of chlorinated impacted soils present along the western side of the Site building. The following provides a summary of previously performed site investigations, an evaluation of the remedial alternatives considered, as well as a detailed discussion of the planned remedial activities to address these upper soils.

1.1 Site Setting

The Site is a 0.93-acre parcel which is currently developed as a commercial dry cleaning facility. However, dry cleaning operations have not been performed on the property for the past six years. The Site includes a 7,080 square foot, single story structure located in the northern portion of the property. According to the Fuss & O'Neill Phase I ESA, the building was constructed in 1985. The Site includes a paved parking lot to the south of the building along Middle Turnpike West. Prior to 1985, the Site was undeveloped land.

According to the Town of Manchester Zoning Map, adopted March 3, 2003 (revised December 23, 2013), the Site falls within the General Business (GB) zoning district.

The topography of the Site is relatively flat across the area of the Site building and parking lot. A steep downward slope is present on the north and northwest sides of the Site building along the property boundary. The presence of this steep slope suggests that fill material had been placed on-site at the time of the building's construction.

Properties nearby include various uses. An office building is located west of the Site along Middle Turnpike West and a dental practice occupies the property directly east of the Site. A residential apartment complex is located south of the Site across Middle Turnpike West. The property directly

north of the Site is undeveloped. This property includes Bigelow Brook (250 feet to the north) and consists primarily of wetlands associated with the brook. These wetlands extend to the northern property boundary of the Site.

Groundwater quality beneath the Site has been classified by the Connecticut Department of Energy and Environmental Protection (CTDEEP) as GB. A GB classified groundwater is presumed not to be suitable for human consumption without treatment and can be used for industrial process water and cooling waters. The Site is serviced by the public drinking water supply system. The nearest surface water body to the Site is Bigelow Brook. Bigelow Brook is located approximately 250 feet to the north and northwest of the property boundary. Based on USGS mapping, field observations of the local topography and the presence of Bigelow Brook to the northwest of the Site, groundwater flow is inferred to be towards the northwest.

1.2 Previous Environmental Investigations

Phase I Environmental Site Assessment

Fuss & O'Neill completed a Phase I Environmental Site Assessment for the Site in March 2012 (Report dated September 2012). The Phase I ESA identify recognized environmental conditions (RECs) present at the Site. The Phase I ESA was conducted in conformance with Standard Practice E 1527-05 for Environmental Site Assessments by the American Society for Testing and Materials.

Fuss & O'Neill's Phase I ESA identified the following six RECs in connection with the Site. These descriptions are taken directly from Fuss & O'Neill's Phase I ESA report:

- **"Discharge Lines:** Copper discharge lines were observed in the northwest corner of the building. Although these lines are not believed to be connected to the current dry cleaning machines, it was not unusual for older dry cleaning operations to have condensate discharge lines that could result in PCE releases; therefore, we identified the north end of the west wall of the building as an REC.
- **Dry Cleaning Machines:** Two dry cleaning machines are located along the interior of the western wall of the building. Dry cleaning machines have reportedly been located in this area since 1985. Based on the age of the operation, and the practices that occur in conjunction with dry cleaning operations, there is a possibility that a release has occurred in this area. The most likely area for such a release is between the machines and the wall, where PCE is routinely removed from the units and where the chance for incidental spills is high.
- **Canopy/Storage Shed Area:** The overhead door leading to the canopy and storage shed is located adjacent to the dry cleaning machines on the west side of the building. Several 15-gallon barrels similar to the one used to contain dry cleaning sludge were observed within the shed. The shed also smelled of dry cleaning chemicals. The transfer of dry cleaning fluid reportedly occurs in this area. Safety Kleen reportedly accesses the dry cleaning machines through the overhead door, and uses a hose from a truck to change the fluid. In addition, the soil next to the overhead door, between the shed and the building appears stained and no vegetation exists in this area. There is a possibility that a release has occurred in the canopy/storage shed area.

- **Transformer:** A transformer owned by Connecticut Light and Power is located outside of the building, to the northeast of the boiler room. Although there is no indications that oil has ever been released from the transformer, current DEEP guidance recommends that this possibility be investigated.
- **Boiler Condensate Pipe:** The boiler room is located on the eastern side of the building. Two pipes on the exterior wall of this room were observed to be discharging steam. Boiler condensate often contains additives that can create an impact to soil and/or groundwater. In addition to sampling soil beneath the condensate pipe, Fuss & O'Neill also recommend a compliance audit of the boiler be conducted.
- **Wash Water Pit:** A pit reportedly containing water discharged from the washing machines located on the east side of the building is located in the center of the building. Further understanding of the layout of this pit is required, particularly whether the pit is directly connected to the sanitary sewer."

Phase II Environmental Site Assessment

Fuss & O'Neill performed a Phase II ESA of the Site in May and June 2012 (Report dated August 2012). Fuss & O'Neill's Phase II ESA included an evaluation of both soil and groundwater quality within four Areas of Concern (AOC) identified during the Phase I ESA. The four AOCs are as follows:

- **AOC-01: Wastewater Discharge Line**
- **AOC-02: Dry Cleaning Machines**
- **AOC-03: Canopy and Shed Area**
- **AOC-04: Pad Mounted Transformer**

Constituents of Concern (COCs) identified by Fuss & O'Neill included volatile organic compounds (VOCs), petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals.

Fuss & O'Neill's Phase II ESA included the completion of six exterior soil borings, installation of three overburden groundwater monitoring wells, collection of shallow, sub-slab soil samples at three interior locations, and collection of shallow exterior soil adjacent to the transformer. The locations of the Phase II ESA soil borings and monitoring wells are provided on Figure 3.

Releases of halogenated VOCs, primarily tetrachloroethylene (PCE), were detected in soil and groundwater samples in the vicinity of AOC-01, AOC-02 and AOC-03. The highest concentrations of PCE were detected in soil samples collected from soil borings SB-101, SB-102, SB-103, SB-104 and monitoring well MW-2. Each of these soil borings are located on the western side of the Site building within the area of AOC-02 and AOC-03. No releases of hazardous substances or petroleum products were identified by Fuss & O'Neill at AOC-04.

Groundwater monitoring performed at the three newly installed wells identified the presence of VOCs, specifically PCE, in groundwater samples collected at monitoring well MW-2 and MW-3. To the west of the building near AOC-02 and AOC-03, PCE was detected at concentrations of 800 micrograms per liter (µg/l) and 100 µg/l, respectively. No VOCs were detected in monitoring well MW-1 which was installed to the south of the building and parking lot.

Phase III Environmental Site Assessment

Coneco Engineers & Scientiests (CONECO) conducted a Phase III ESA to further characterize soil and groundwater quality within AOCs 1, 2 and 3. Constituents of concern (COCs) evaluated during this Phase III ESA were limited to VOCs based on the findings of Fuss & O'Neill's Phase II ESA.

CONECO's Phase III ESA included further investigation along the northern and western sides of the Site building to further delineate the release area identified during Fuss & O'Neill's Phase II ESA performed in 2012. This Phase III ESA included the completion of eleven subsurface soil borings, installation of three new shallow groundwater monitoring wells, the installation of one new deep groundwater monitoring well, laboratory analyses of twenty soil samples for VOCs and laboratory analyses of four groundwater samples for VOCs. Figure 3 provides the locations of the Phase III ESA soil borings and monitoring wells.

Soil sampling and analyses performed across the Site identified concentrations of PCE above the laboratory minimum detection limit within eighteen of the twenty samples submitted for analysis. Of these eighteen soil samples, one sample contained PCE at a concentration exceeding the benchmark RSR industrial/commercial direct exposure criteria, and twelve samples exceeded the benchmark RSR GB pollutant mobility criteria (PMC). Soils collected from soil borings SB-6 and SB-8 located southwest and south of the canopy area and soil boring SB-1 located along the north side of the Site building did not contain PCE at concentrations exceeding the applicable RSR criteria.

Results of SPLP PCE analysis performed on five of the Phase III ESA soil samples would suggest that not all soils on the property which exceed the GB PMC of 1 mg/kg for PCE would require remediation. SPLP PCE results on three soil samples which contained total mass analysis concentrations of PCE at 6.38 mg/kg, 6.99 mg/kg and 1.57 mg/kg contained SPLP PCE concentrations of 23.8 µg/L, 11.5 µg/L, and non-detect, respectively. Those values are below the benchmark RSR GB PMC criteria for PCE utilizing the SPLP method for soils at this Site of 50 µg/L.

Groundwater sampling and analyses performed at the four newly installed groundwater monitoring wells identified trichloroethylene (TCE) and tetrachloroethylene (PCE) in the groundwater samples collected from monitoring wells MW-2D, MW-4 and MW-5 at concentrations exceeding the minimum laboratory detection limit. Chloroform was also detected in the groundwater sample collected from monitoring well MW-2D at a concentration exceeding the minimum laboratory detection limit. No VOCs were detected in the groundwater sample collected from monitoring well MW-6 located directly north of the Site building.

A comparison of the sample results to the benchmark CTDEEP RSR criteria indicate that the concentrations of PCE detected at monitoring wells MW-4 and MW-5 exceed the benchmark surface water protection criteria (SWPC) of 88 µg/L. No other RSR criteria exceedances were observed with the four groundwater samples collected from the Site during this Phase III ESA.

Based on the findings of the Phase II ESA performed by Fuss & O'Neill in 2012 and this Phase III ESA, a release of PCE at the Site has impacted soils located beneath the building slab in the

area of the two dry cleaning machines and soils located outside the building along the western building wall. Soils west of the Site building encompassing Phase II ESA soil borings SB-101 and SB-105 and Phase III ESA soil borings SB-5 and SB-3 contain PCE at concentrations which would require remediation if the RSR criteria were applicable. The depth to which soil remediation might be warranted if the RSRs were applicable will vary across this portion of the Site.

Groundwater concentrations identified in two of the newly installed shallow monitoring wells (MW-4 and MW-5) contained PCE in the groundwater samples which were consistent with PCE concentrations observed in Phase II ESA monitoring wells MW-2 and MW-3.

2.0 REMEDIAL ACTION OBJECTIVES

Remedial action objectives (RAOs) serve as guidelines in the development of alternatives for site remediation. RAOs specify the contaminants and media of concern, exposure routes and potential receptors, and an acceptable concentration limit or range for each contaminant for each of the various media.

2.1 Contaminants and Media of Concern

The Phase II ESA performed by Fuss & O'Neill and the Phase III ESA performed by CONECO identified releases of PCE to soils, both exterior to the west side of the Site building and beneath the building slab in the area of the dry cleaning machines, and to the groundwater west of the building. PCE and lower concentrations of trichloroethylene (TCE) and cis-1,2-dichloroethylene were the only volatile organic compounds detected in the Site soils. PCE and lower concentrations of TCE and chloroform were detected in groundwater samples collected over two monitoring events.

2.2 Exposure Routes and Potential Receptors

Development of potential exposure routes and receptors take into consideration the media that has been impacted, the depths at which contaminants are present, the ability for the contaminant to mobilize and migrate from one media to another, and the various ways that humans and ecological receptors might come into contact with the contaminants of concern.

PCE detected in the soils on the western side of the Site building was present at its highest concentration within the top five feet from grade. The shipping and receiving garage door is located on this side of the Site building where employees of the dry cleaning business enter and exit the building. Potential exposure pathways to the impacted soils in this area of the Site would also occur if any excavation activities were ever required.

PCE impacted soils were also identified beneath the building slab beneath the western portion of the Site building. Direct contact with this media is currently not possible given the presence of the building overlying the impacted soil. The volatilization of PCE from the soils beneath the Site building into soil vapor represents another migration pathway at the Site. Soil vapor within the soil pore space has the potential to migrate up through cracks in the concrete slab or along seams against the foundation wall.

Groundwater at the Site has been determined to be located approximately 10 to 12 feet below grade at those monitoring wells (MW-2 and MW-3) located directly west of the Site building. Monitoring wells installed at the bottom of the slope to the north, northwest and west of the Site building identified groundwater at a depth of approximately 3 feet below grade. During the Phase III ESA performed by CONECO, groundwater flow was calculated to be to the north and northwest of the Site towards the wetlands and Bigelow Brook.

Public water is available to the Site and to nearby properties. According to the Atlas of Public Water Supply Sources and Drainage Basins of Connecticut (CTDEEP, 1982), one public water-supply well is located within a one-half mile radius of the Site. The identified well, the Manchester Water Department's Love Lane Well, is located approximately 2,500 feet west-southwest of the Site. This property is considered side-gradient with respect to the Site's groundwater flow direction; therefore, impacts to this well from a release at the Site is not anticipated.

Based on this information, consumption of the groundwater at the Site by humans is not anticipated. Contaminants of concern within the groundwater do have the potential to migrate in the direction of the groundwater flow towards Bigelow Brook and its associated wetlands. Ecological receptors within Bigelow Brook and the wetlands do have the potential to come into contact with the PCE through direct discharge to the brook, should the contaminant be migrating that far from the discharge point and if Bigelow Brook is acting as a groundwater receptor.

PCE within the groundwater also has the potential to volatilize from the groundwater into the overlying soil vapor within the vadose zone pore space. This soil vapor could further migrate upward through the pore space and enter the Site building through cracks in the concrete slab or along seams against the foundation wall.

2.3 Regulatory Criteria

Based on the Site's inclusion within the CT Property Transfer Act program, remediation will be conducted in accordance with the CTDEEP Remediation Standard Regulation (RSR) criteria. Based on the Water Management Bureau of the CTDEEP Water Quality Classifications Map for the Connecticut River and Southcentral Coastal Basins (Sheet 2 of 3 - adopted February 1993) groundwater at the Site is classified as "GB." A GB classified groundwater is presumed not to be suitable for human consumption without treatment and can be used for industrial process water and cooling waters.

The RSRs establish standards for both soil and groundwater remediation. For each media (soil and groundwater), criteria are established for various exposure pathways and migration pathways.

For soils, the RSR criteria has been established for direct exposure to the impacted soils as well as pollutant mobility, which represents the potential for contaminants to migrate from overlying soils into the groundwater through infiltration of precipitation.

The Direct Exposure Criteria (DEC) are intended to protect human health from physical contact with the soil containing the contaminants of concern. Soil impacted by a release must be remediated to a concentration that is consistent with the Residential DEC (Res DEC), unless the site is used exclusively for industrial or commercial activities. In such a case, soils may be remediated to a concentration that is consistent with the Industrial/Commercial DEC (I/C DEC), provided an Environmental Land Use Restriction (ELUR) is recorded for the Site ensuring that the

property is only used for industrial/commercial activities. The RSRs also allow the use of institutional and engineering controls to manage impacted soil on-site. For the purpose of this RAP, TM Environmental has utilized the baseline I/C DEC to establish remediation goals. The baseline I/C DEC for PCE within soils is 110 milligrams per kilogram (mg/kg).

The Pollutant Mobility Criteria (PMC) are intended to prevent the pollution of groundwater through the leaching of contaminants of concern from impacted soils. Based on the Site's Groundwater Classification of GB, these criteria apply to soils located above the seasonal high water table. Although seasonal groundwater monitoring has yet to be conducted at the Site, TM Environmental has used the April 22, 2014 groundwater elevation data to establish the seasonal high groundwater table at 11 feet below grade directly west of the Site building. The baseline GB PMC for PCE for soils above the seasonal high groundwater table is established at 1 mg/kg. As with the DEC, it is possible to use engineering controls and variances to the regulations to manage impacted soils on-site. In addition, the RSRs also allow for alternative comparative methods in evaluating whether a compound is present at a concentration which would require remediation under the RSRs. For polluted soils in a GB groundwater classification area the RSRs state that "a substance in soil above the seasonal high water table in a GB area may be remediated to a level at which the results of a Toxicity Characteristic Leachate Procedure (TCLP) or Synthetic Precipitate Leachate Procedure (SPLP) analysis of such soil does not exceed the groundwater protection criteria for any such substance (i) (aa) multiplied by 10…..(ii) provided non-aqueous phase liquids are not present in such soil…..". Utilizing this alternative analytical methodogy, the remediation criteria to be used under this circumstance would be 50 µg/L (groundwater protection criteria of 5 µg/L x 10).

The RSR Groundwater Remediation Standards require that remediation of a groundwater plume in a GB classification area shall result in the attainment of the Surface Water Protection Criteria (SWPC) and Volatilization Criteria (VC). The SWPC ensure that surface water quality is not impaired by the discharge of contaminated groundwater into a surface water body at constituent concentrations above the Water Quality Standards. The SWPC apply to a groundwater plume at the point where the plume discharges to a surface water body. Alternatively, the SWPC may be evaluated as an average of the concentrations within the plume. Site-specific SWPC may also be calculated. The baseline SWPC for PCE is established at 88 micrograms per liter (µg/l).

The VC protect human health from volatile substances in shallow groundwater that may migrate from the groundwater into overlying buildings. The VC are considered for areas where groundwater is within 15 feet of the ground surface or a structure intended for human occupancy. The VC are specific to a site's land use. The Residential VC (Res. VC) apply unless an ELUR is filed to restrict the site's use to industrial or commercial purposes. The baseline RES VC for PCE is established at 1,500 µg/l, while the I/C VC is established at 3,820 µg/l.

3.0 REMEDIAL ALTERNATIVE EVALUATION

Results of the Phase II and III ESAs have identified PCE in soils west of the Site building, in soils beneath the building's concrete slab within the area of the drycleaning machines, and in

groundwater in the northwest corner of the property. Concentrations of PCE within these media do exceed at least one of the RSR criteria mentioned above, requiring some form of remediation to bring the material into compliance with the remediation standards.

A Feasibility Study was conducted by CONECO is 2014 to evaluate potential remedial alternatives. The 2014 Feasibility Study addressed PCE impacted soils exterior to the site building, beneath the building slab as well as impacted groundwater on the northwestern portion of the Site. In order to evaluate the remedial alternatives, CONECO had divided the media into three separate groups as discussed above. The following provides a summary of the exterior unsaturated soils and the remedial alternatives evaluated as part of the Feasibility Study.

3.1 Exterior Unsaturated Soils

Soils west of the Site building outside of the shipping/receiving garage door have been impacted by the release of dry cleaning solvent. Soil sampling performed during the Phase II and III ESA's identified the presence of PCE in twenty-eight of the thirty samples submitted to the laboratory for analyses. The mean high groundwater table within this area of the Site was estimated to be 11 feet below grade based on water level measurements made on April 22, 2014.

The baseline RSR criteria include the industrial/commercial DEC established at 110 mg/kg and the GB PMC established at 1 mg/kg. Of the twenty-eight soil samples containing concentrations of PCE, seven exceeded the I/C DEC and twenty-two exceeded the GM PMC.

As allowed by the RSR regulations, CONECO had also calculated an alternative GB PMC criteria for PCE. As discussed in Section 2.0 under Regulatory Criteria, soils above the seasonal high water table within a GB classification area may be remediated to a level at which the results of a Toxicity Characteristic Leachate Procedure (TCLP) or Synthetic Precipitate Leachate Procedure (SPLP) analysis of such soil does not exceed the groundwater protection criteria for any such substance (i) (aa) multiplied by 10. For PCE, this alternative criteria would be established at 50 µg/l. During the Phase III ESA, CONECO selected five soil samples to be further analyzed using the SPLP analytical methodology in order to estimate a total PCE value at which the soils would likely be in compliance with this alternative criteria. The following provides the sample ID, the PCE result using the standard volatile organic compound methodology (USEPA Method 8260B), and the PCE result using the SPLP methodology:

Sample ID	Total PCE Result (mg/kg)	SPLP PCE Result (µg/l)
SB-2-2	6.99	23.8
SB-3-2	27.2	150
SB3-3	1.57	Non-detect
SB-5-2	15.6	89.2
SB-7-1	6.38	11.5

Based on the above results, CONECO had estimated that a total PCE result of approximately 8 mg/kg would result in a SPLP result of below 50 µg/l. CONECO had used this information to estimate the total volume of soil at the Site which would require remediation.

Figure 3 includes a diagram of the soil boring locations along with sample depths and PCE results. The figure also includes a hatch area which represents the estimated areal extent of impacted soils that will require remediation. Certain assumptions have been made in calculating the volume of soil which will require remediation. These assumptions include the average thickness of impacted soil requiring remediation will be 8 feet across this area and that soils between soil borings SB-3 and SB-5 have also been impacted.

CONECO had selected three remedial alternatives to address these soils. These alternatives include: 1) Soil Excavation with Off-Site Disposal; 2) In Situ Treatment of the Soil utilizing soil blending with anaerobic biodegradation; and 3) A combination of Soil Excavation and Off-Site Disposal with In Situ Chemical Oxidation through injection. The following provides a summary of these remedial alternatives along with approximate timeframes for completion.

3.1.1 Soil Excavation with Off-Site Disposal

Soil Excavation with Off-Site Disposal would involve the excavation of the impacted soil with appropriate disposal at a licensed treatment facility. Removal of the soil would be conducted using standard excavation equipment. The selection of a disposal facility would be based on the concentrations of PCE present in the soils. For soils deemed to be hazardous in accordance with Connecticut's RCRA "Contained-In" Policy, soil would be transported to the Horizon Environmental, Inc. facility located in Grandes-piles, Quebec, Canada. For soils deemed to be non-hazardous in accordance with the Policy, soils will be transported to Clean Earth's low temperature thermal desorption treatment facility in Connecticut.

Connecticut's RCRA Contained-In Policy indicates that soils contaminated with a listed hazardous waste would be non-hazardous if the concentration of the waste in soil is below the lower of A) RSR Industrial/Commercial Direct Exposure criteria (110 mg/kg for PCE) and B) [choose one method] either the Toxicity Characteristic Table in 40 CFR 261.24 (0.7 mg/l for PCE using the TCLP analytical methodology) or 100 times the RSR GA Pollutant Mobility Criteria (10 mg/kg

for PCE) or 100 times the RSR Groundwater Protection Criteria (0.5 mg/l using the SPLP analytical methodology).

For the purposes of this evaluation, total and TCLP VOC results were utilized. Utilizing the Contained-In Policy, all soils with PCE concentrations greater than 110 mg/kg using USEPA Method 8260B would be considered hazardous. Soils containing PCE at a concentration greater than 10 mg/kg using USEPA Method 8260B and PCE greater than 0.7 mg/l using the TCLP Method or 0.5 mg/l using the SPLP method would also be considered hazardous. Soils containing PCE below 10 mg/kg using USEPA Method 8260B would not be considered hazardous. Soils containing PCE less than 110 mg/kg but greater than 10 mg/kg would not be considered hazardous if either the TCLP result was less than 0.7 mg/l or the SPLP results was less than 0.5 mg/l.

Due to the limited amount of open space on the subject property, the excavation contractor would most likely load impacted soil directly into transportation vehicles for treatment instead of stockpiling the material on-site. In order to properly characterize the soil within the remediation area, additional sampling and laboratory analyses will be required. A soil characterization investigation was performed by TM Environmental Consulting, LLC in January 2022. A discussion of that investigation is provided below.

Proper sedimentation and erosion control will be established at the bottom of the slope to protect the wetlands.

Excavation activites will be conducted utilizing a standard excavator. During excavation work along the side of the building, a trench box will be used to ensure that undermining of the building's foundation system will not occur.

As the limits of the excavation activities are reach, confirmatory soil samples would be collected from the sidewalls of the excavation as well as the base of the excavation to ensure that the soil that remains will be in compliance with the RSRs.

Once the laboratory data has been received and confirmation of the completed remedial action has been determine, backfilling operations would be conducted. Clean fill will be placed back onto the site. The fill will be compacted in 1-foot lifts to avoid any future settling. Geofabric will also be installed along the western and northern slopes to prevent erosion due to the steep slope.

CONECO anticipates that 15 days would be required to complete this alternative.

3.1.2 Soil Blending with Anaerobic Biodegradation

CONECO obtained a scope of work from Redox Tech, LLC of Attleboro, Massachusetts to conduct Soil Blending with In Situ Chemical Oxidation to treat the unsaturated soils at the Site. Redox Tech, LLC is a remediation firm that specializes in in situ remediation of soil and groundwater utilizing chemical oxidation, chemical reduction, both aerobic and anaerobic bioremediation, and metals stabilization.

Redox Tech has developed a proprietary formulation to promote anaerobic biodegradation of halogenated solvents in soil and groundwater. The product, Anaerobic Biochem with zero valent iron (ABC+) is a mixure of lactates, fatty acids, a phosphate buffer and zero valent iron (ZVI) to provide enhanced reductive dechlorination of the impacted soils. The ABC product will provide short-term and long-term nutrients to support anaerobic bacteria growth. The soluble lactic acid and phosphate buffer within the compound maintains the pH in a range that is best suited for microbial growth and provides an important micronutrient for bioremediation. The addition of the ZVI will provide an immediate chemical reduction of the PCE and quickly drives the in situ system to reducing conditions. Hydrogen produced from the corrosion of the ZVI also provides nutrients to a wide range of bacteria.

Redox proposed to introduce the ABC+ compound into the unsaturated soils utilizing an in situ soil blending technique. The in situ soil blending technique involves using an in situ blender to effectively distribute chemical amendments throughout the soil medium to treat the contaminants of concern. The blender is mounted on a large excavator with a modified diesel engine and hydraulic power system. The in situ blender is capable of mixing dry soil to depths of 18 feet below ground surface. Utilizing hydraulic pressures of 5,000 psi, a 28-inch diameter mixing drum is rotated at speeds up to 100 rpm with torque forces of 20,300 foot-pounds. The production rate of this equipment is comparable to excavating.

Redox estimated that 48,125 pounds of ABC+ would be used at the Site in order to treat soils to depths of up to 11 feet below grade. Redox estimated that the work (including groundwater treatment) can be completed within a 7 to 9 day period.

Based on previous case studies, Redox had observed chemical reduction of chlorinated solvents to concentrations meeting cleanup criteria within a period of 2 months. Redox did not anticipate the need for an additional round of soil blending and product application at this Site.

Prior to commencement of the soil blending alternative, appropriate permits would need to be obtained from the CTDEEP and likely from the Manchester Inland Wetlands Commission. Additional soil sampling may also be requested from Redox Tech in order to better calculate the amount of product required to treat the PCE impacted soils at the Site.

Following completion of the soil blending activites, the Site would be restored to its existing condition.

3.1.3 Soil Excavation and Off-Site Disposal with In Situ Chemical Oxidation through Injection

The third remedial alternative evaluated to treat PCE impacted soil directly west of the Site building included a combination of soil excavation and off-site disposal with in situ chemical oxidation through injection. For this alternative, soils within the top five feet of grade which exceed the RSR criteria would be excavated and transported off-site for treatment/disposal.

Removal of the soil would be conducted using standard excavation equipment. The selection of a disposal facility would be based on the concentrations of PCE present in the soils. As discussed above, soils deemed to be hazardous in accordance with Connecticut's RCRA "Contained-In" Policy, soil would be transported to the Horizon Environmental, Inc. facility located in Grandes-piles, Quebec, Canada. For soils deemed to be non-hazardous in accordance with the Policy, soils would be transported to Clean Earth's low temperature thermal desorption treatment facility in Connecticut.

Connecticut's RCRA Contained-In Policy indicates that soils contaminated with a listed hazardous waste would be non-hazardous if the concentration of the waste in soil is below the lower of A) RSR Industrial/Commercial Direct Exposure criteria (110 mg/kg for PCE) and B) [choose one method] either the Toxicity Characteristic Table in 40 CFR 261.24 (0.7 mg/l for PCE using the TCLP analytical methodology) or 100 times the RSR GA Pollutant Mobility Criteria (10 mg/kg for PCE) or 100 times the RSR Groundwater Protection Criteria (0.5 mg/l using the SPLP analytical methodology).

Utilizing the Contained-In Policy, all soils with PCE concentrations greater than 110 mg/kg using USEPA Method 8260B would be considered hazardous. Soils containing PCE at a concentration greater than 10 mg/kg using USEPA Method 8260B and PCE greater than 0.7 mg/l using the TCLP Method or 0.5 mg/l using the SPLP method would also be considered hazardous. Soils containing PCE below 10 mg/kg using USEPA Method 8260B would not be considered hazardous. Soils containing PCE less than 110 mg/kg but greater than 10 mg/kg would not be considered hazardous if either the TCLP result was less than 0.7 mg/l or the SPLP results was less than 0.5 mg/l.

Due to the limited amount of open space on the subject property, the excavation contractor would most likely load impacted soil directly into transportation vehicles for treatment instead of stockpiling the material on-site. In order to properly characterize the soil within the remediation area, additional sampling and laboratory analyses will be required. A soil characterization investigation was performed by TM Environmental Consulting, LLC in January 2022. A discussion of that investigation is provided below.

Proper sedimentation and erosion control will be established at the bottom of the slope to protect the wetlands.

Excavation activities would be conducted to a depth of 5 feet across the remediation area. Initial excavation of soils deemed to be hazardous would be conducted in order to properly manage these hazardous soils. Once the areas determined to be hazardous are removed, excavation of the remaining soils would be conducted. Following completion of the excavation activities, confirmatory sampling would be performed from the excavation sidewalls to document that the horizontal extent of the impacted soils had been properly removed. The area would then be backfilled to original grade.

In Situ Chemical Oxidation of the unsaturated subsurface soils from 5 feet to an anticipated depth of 11 feet will be conducted through the injection of a proprietary compound utilizing Geoprobe drilling equipment. Groundwater within the remediation area will also be treated at the same time

utilizing this methodology (see Section 5.3.4). CONECO has obtained a preliminary scope of work from Regenesis to conduct in situ chemical oxidation of unsaturated soils and groundwater. Regenesis has recommended that this type of treatment not be conducted at depths less than 5 feet below grade.

Regenesis has recommend the use of their PersulfOx® chemical oxidation compound. PersulfOx® is an in situ chemical oxidation reagent that destroys organic contaminants found in groundwater and soil through chemical reactions. PersulfOx® is a sodium persulfate-based technology which employs a patented catalyst to enhance the oxidative destruction of both hydrocarbons and chlorinated contaminants in the subsurface.

PersulfOx® is mixed with water at the site at a specified ratio to produce a liquid slurry. The mixture is then pumped in a controlled manner into the subsurface using widely available Geoprobe drilling equipment.

Regenesis has provided the following design specification for the application of PersulfOx® at the Site. These specification also include the use of the product for groundwater remediation:

1. Injection points will be spaced ten feet on center across the remediation area;
2. Twenty five injection points will be will be used;
3. Treatment will be performed from 5 feet below grade to a depth of 25 feet below grade;
4. 306 pounds of PersulfOx® will be used at each injection point.
5. The PersulfOx® will be mixed with water to obtain an 8% solution. At each injection point, 306 pounds of PersulfOx® will be mixed with 422 gallons of water. A total of 10,561 gallons of water will be needed for this alternative.

Regenesis has estimated that only one application of the product will be required in order to achieve the remediation goals. A drilling company has estimated that 9-10 days would be required to complete the PersulfOx® injection. Based on past case studies, the remediation goals for both soil and groundwater could be achieved within 6 months to 1 year. A drilling company has estimated that 9-10 days would be required to complete the PersulfOx® injection.

Based on the alternative evaluation, CONECO selected option 3 (Soil Excavation (top 5 feet) with off-site disposal with In Situ Chemical Oxidation through Injection for deeper impacted soils and groundwater.

The following provides a summary of the soil excavation activities that will be performed under this phase of remediation. As previously discussed, Phase II remediation (deeper soil and groundwater remediation) will be addressed in a subsequent Remedial Action Plan.

4.0 REMEDIATION PLANNING

The following sections describe the remediation planning tasks to be performed in conjunction with the implementation of the remediation activities.

4.1 Health and Safety

TM Environmental has prepared a Health and Safety Plan (HASP) for site activities previously conducted at the site which meets the requirements of 29 CFR 1910.120. Prior to initiating field remediation activities, the existing HASP will be updated to incorporate these proposed activities. All work will be conducted in accordance with the HASP. The HASP is intended to cover TM Environmental employees and site visitors only. Remediation contractors will be required to develop and follow their own HASP during all site activities. All soil remediation work will be conducted by personnel that have 40 hour OSHA training.

The objective of the HASP will be as follows:

- To protect the health and safety of on-site personnel.
- To limit exposure of the public to hazardous substances, pollutants, or contaminants.

The HASP will include the following:

- Brief Site Description
- Site Safety Hazards
- Chemical Compounds of Concern
- Project Personnel
- Site Training/Medical Surveillance Requirements
- Personnel Protective Equipment (PPE) Requirements
- Air Monitoring Requirements
- Decontamination Procedures
- Work Zones
- Remediation Derived Waste Disposal/Handling
- Emergency Response
- Special Operations Safety Requirements
- Emergency Resources
- Generic First Aid

4.2 Permits and Approvals

Permits and approvals from federal, state or local goverments that are anticipated for this portion of the project are limited to Local Inland Wetlands. Based on the remediation work being conducted within 100 feet of wetlands located to the west and north of the remediation area, an inland wetlands permit will be optained from the Town of Manchester.

As this project is a Licensed Environmental Professional (LEP) – lead site, with work being conducted in accordance with the Connecticut General Statues 22a-133k, CTDEEP approvals for

this phase of the remedial activities are not required. Permits for Phase II of the remedial activities will be obtained from the CTDEEP.

4.3 Public Notification

In accordance with the Connecticut RSRs, public notice for these activities is required. To satisfy the public notification process will be conducted in accordance with Connecticut General Statute 22a-134(a)(h)(2)(i). This process includes a requirement for public notice of remediation activities to be placed in appropriate local newspaper a minimum of 45 days prior to the start of the soil remediation activities and notification to the Director of Public Health for the Town. Additionally, either notice of the planned remediation activities must be mailed to each owner of record of property which abuts the parcel, at the address for such property on the last-completed grand list for the Town or a sign must be placed at the site which is visible from the road which states that an environmental clean-up is in progress at the site.

For this project, public notification of the planned remediation was posted in the Hartford Courant on August 23, 2022. A copy of the notice and affidavit from the Hartford Courant is included as Attachment A. In addition, letters were mailed to abutting property owners and to the Town of Manchester mayor and director of public health.

4.4 Waste Management

Several waste streams will be generated during remedial activities at the site. The following presents a summary of the anticipated waste streams and the proposed management processes.

1. Contaminated soil consisting of both hazardous waste-classified and non-hazardous waste-classified soils will be generated during this phase of Site remediation. Initial waste characterization of soils within the top 5 feet west of the Site building was conducted by TM Environmental in January 2022. A discussion of the characterization investigation is provided in Section 4.5 below. The excavation activities will initially be conducted in only those areas which have been determined to contain hazardous waste soils. The hazardous waste soils will be placed directly into roll-off containers and stage on-site for additional characterization as required by the disposal facility. Hazardous waste soils will then be transported off-site in order to avoid any comingling with non-hazardous waste soils.

   Excavation of the non-hazardous waste soils will not commence until the hazardous waste soils have been removed from the Site. Non-hazardous waste soils will be loaded directly onto trucks for transportation to the disposal facility permitted to accept this material. If necessary, soils slated for off-site disposal may be temporarily stockpiled on-site. Stockpiles will be placed on 30-mil plastic and covered and secured with sandbags and haybales.

2. Demolition debris will be generated during the removal of the concrete pad and asphalt pavement on the west side of the building. The debris will be broken down into manageable pieces and transported off-site for disposal at an appropriate facility.

3. Other solid materials (such as plastic sheeting, hay bales, silt fence, personal protective equipment, etc.) used during the remediation activities will be segregated from other waste streams. If solid materials come into contact with contaminated materials, the solid materials will be disposed of along with the contaminated materials. If the solid materials do not come into contact with contaminated materials, they will be disposed of as municipal solid waste.

Prior to being transported off-site, wastes will be properly characterized and profiled for disposal when necessary. Waste disposal will be approved as required and the intended facility will confirm their acceptance of the waste prior to transport. Regulated waste will be disposed of at a facility permitted to accept such wastes.

Waste removal from the site will be documented by manifest or bill of lading. Battiston's of Manchester, Inc. will be named as the generator of the waste and a representative of the company will sign waste profile forms and manifests. The waste disposal subcontractor will prepare disposal manifests or bills of lading and documentation for Battiston's of Manchester use. The disposal documentation will be included in the Remedial Action Report.

4.5 Preliminary Soil Characterization

TM Environmental Consulting, LLC performed an initial characterization of soils within the top five feet west of the Site building. This characterization included the completion of fifteen soil borings across the western side of the Site building. Soil borings (**SB-200 to SB-214)** were completed in a grid pattern spaced at approximately 12 feet on center. Soil boring locations are provided in Figure 4. Soils collected during the investigation was described in a boring log and screened using a RAE Systems Model miniRAE 2000 photoionization detector (PID). Two soil samples were collected from each of the soil borings for characterization purposes. One sample was collected from within the 0 to 2.5 foot depth interval and the second sample was collected from the 2.5 to 5 foot interval. Within these intervals, the sample was collected from the depth at which the higher PID reading was observed. Each of the soil samples were submitted to the laboratory for total halogenated volatile organic compounds (HVOCs) by USEPA Method 8260B and for leachable HVOCs utilizing the Toxicity Characterization Leachate Procedure (TCLP – USEPA Method 1311).

Halogenated volatile organic compounds (HVOCs) detected in at least one of the soil samples submitted for analysis include tetrachloroethene, trichloroethene and cis-1,2-dichloroethene. Tetrachloroethene was detected in all thirty (30) soil samples at concentrations ranging from 0.57 milligrams per kilogram (mg/kg) to 340 mg/kg. The highest concentrations of tetrachloroethene were detected in the two shallow samples (within the 0-2.5 foot sample interval) at soil borings SB-206 and SB-212.

Trichloroethene was detected in only three (SB-200 0-2.5', SB-206 0-2.5' and SB-206 2.5-5') of the thirty samples at concentrations ranging from 0.0063 to 0.19 mg/kg.

Cis-1,2-dichloroethene was detected in the same three samples as trichloroethene at concentrations ranging from 0.0057 to 0.86 mg/kg.

Leachable halogenated volatile organic compounds detected in at least one of the thirty soil samples submitted for analyses included tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, chloromethane and methylene chloride.

Leachable tetrachloroethene was detected in each of the thirty soil samples at concentrations ranging from 0.012 milligrams per liter (mg/l) to 0.53 mg/l. Leachable trichloroethene was detected in one of the thirty samples at a concentration of 0.0016 mg/l. Cis-1,2-dichloroethene was detected in one of the thirty samples at a concentration of 0.01 mg/l. Methylene chloride was detected in seven of the thirty samples at concentrations ranging from 0.007 to 0.052 mg/l. Chloromethane was detected in nine of the thirty samples at concentrations ranging from 0.0032 to 0.022 mg/l.

In order to characterize the soils as either hazardous or non-hazardous for disposal purposes, Connecticut's RCRA "Contained-In" Policy was utilized. Due to the nature of the release at the Site, the material released is considered a listed hazardous waste. Under the Connecticut Contained-In Policy, contaminanted soils are considered to be non-hazardous if concentrations are below the lower of the Industrial/Commercial Direct Exposure Criteria in the CT Remediation Standard Regulations and the Toxicity Characteristic Table found in 40 CFR 261.24. Both total halogenated VOC analysis and TCLP halogentated VOC analysis was performed on all samples in order to make a disposal classification determination.

For tetrachloroethene, the RSR Industrial/Commercial Direct Exposure Criteria is established at 110 mg/kg. The Toxicity Characteristic value for TCLP analyses of tetrachloroethene is established at 0.7 mg/l.

Two soil samples collected during this soil characterization subsurface soil investigation contained tetrachloroethene at concentrations exceeding the RSR Industrial/Commercial Direct Exposure Criteria, established at 110 mg/kg. Soil samples SB-206 0-2.5' and SB-212 0-2.5' contained total tetrachloroethene at concentrations of 300 and 340 mg/kg, respectively.

TCLP tetrachloroethene results did not exceed the Toxicity Characteristic value of 0.7 mg/l.

TM Environmental has also compared the Contained-In Policy values to the Phase II and III sampling results performed in 2012 and 2014. Soil samples collected during these investigations which would characterize the soils as hazardous waste include soils from monitoring well MW-2 (0.5-1.5' at 230 mg/kg and 4-5' at 110 mg/kg), SB-101 (0.5-1.5' at 200 mg/kg), SB-102 (0-2' at 1,600 mg/kg and 3-4' at 440 mg/kg), SB-103 (0-2' at 310 mg/kg), and SB-104 (0.5-1.5' at 360 mg/kg).

Figure 4 provides a depiction of the remediation area, highlighting soils which will need to be handled as hazardous waste upon excavation. Soils across the remaining remediation area to be excavated may be handled as non-hazardous waste; however, additional characterization may be required by the receiving disposal facility.

Based on the results of the soil characterization subsurface investigation and the previous Phase II and III investigations, soil excavation across the western side of the Site building, as depicted on Figure 4 to a total depth of 5 feet will result in approximately 85 tons of hazardous waste soils and 440 tons of non-hazardous waste soils.

4.6 Sedimentation and Erosion Control

Prior to the excavation of contaminated soils at the site, an erosion and sedimentation control system (hay bales and/or silt fence) will be installed around the work area. Site erosion and sedimentation controls will be installed and maintained in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control. To prevent off-site migration of materials, all equipment will be decontaminated prior to leaving the site and work will not be performed during heavy precipitation events. The sedimentation and erosion control system will be maintained until vegetation is re-established within the work area.

4.7 Site Restoration

Following completion of the soil excavation activities, the Site will be restored to original grade. Clean fill material will be brought to the site and place in one-foot lifts and compacted as necessary. Areas with existing vegetation will be topped with four inches of topsoil and re-seeded. The existing concrete pad will be reconstructed. Areas of the existing parking lot will be restored with a processed aggregate base and two courses of bituminous asphalt.

5.0 SOIL REMEDIATION

Soil remediation will be conducted through the excavation and off-site disposal of the impacted soils. The extent of the impacted soils has been determined based on the findings of the Phase II and III ESAs as well as the Soil Characterization Investigation performed in January 2022. The proposed excavation area will be marked on the ground and a grid pattern matching Figure 4 will be laid out in order to differentiate those areas that have been determined to contain hazardous waste soils and those which have been determined to be non-hazardous.

Excavation will begin within only those areas that have been determined to contain hazardous waste soils. Soils within these areas will be excavated to a depth of 2.5-3 feet and will be placed directly into lined roll-offs for transportation to the licensed disposal facility. Within those areas which contain deeper hazardous waste soils (MW-2 and SB-102), excavation of those soils will be extended to a depth of 5-6 feet below grade.

Excavation of the non-hazardous waste soils will be performed following removal of the hazardous waste soils. Non-hazardous waste soils will be placed directly into trucks for transportation to the selected disposal facility. Excavation of the impacted soils will be performed to the extents shown on Figure 4 and to a depth of 5-6 feet below grade.

Field screening will be performed during the excavation activities utilizing a photoionization detector. If it is determined that high concentrations of volatile organic vapors remain in the soils, additional excavation may be performed. However, Phase II of remediation is designed to address the impacts to deeper soils at the Site.

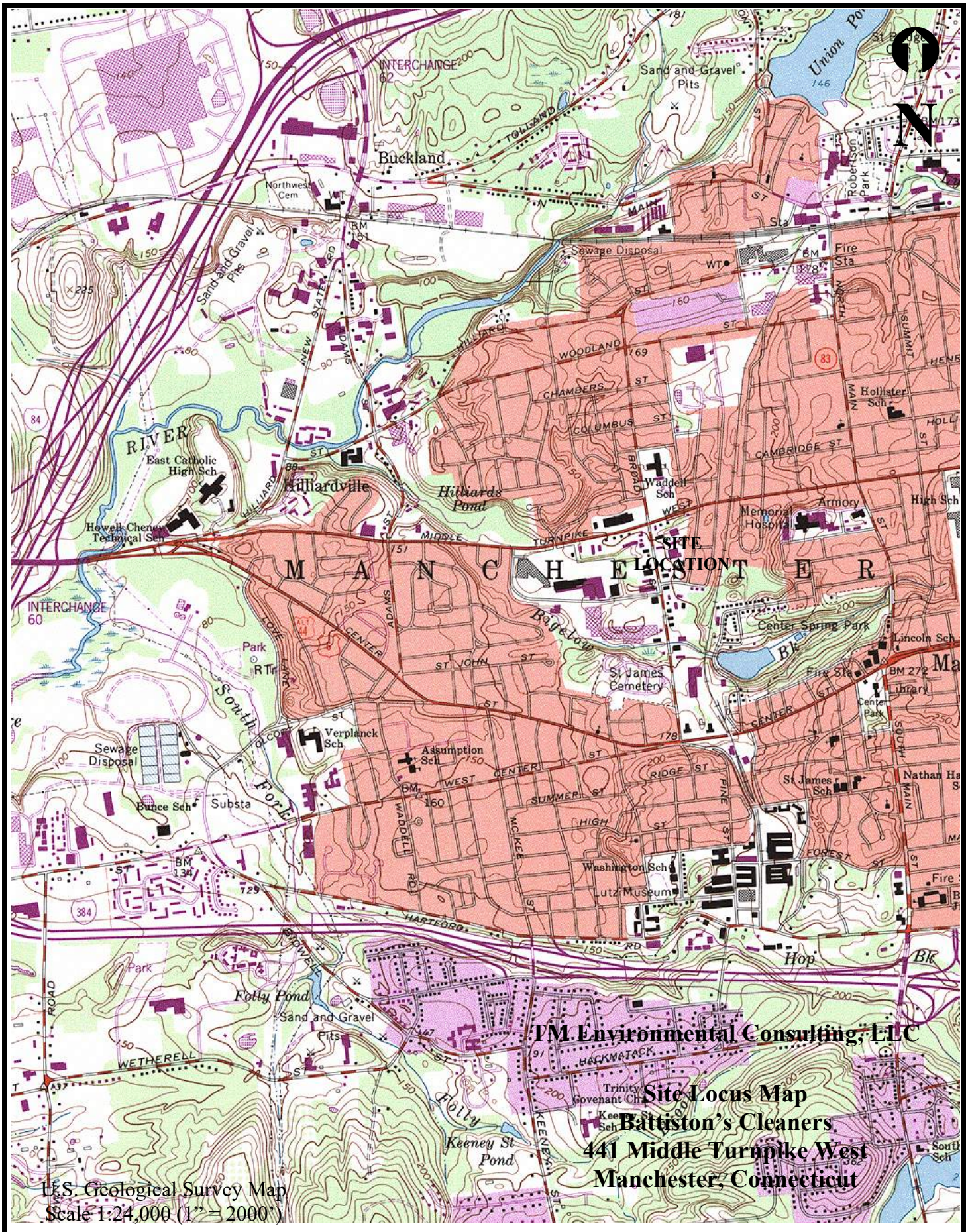
Sampling of the excavation sidewalls will be performed to confirm that removal of the impacted soils has achieved compliance with the CT RSRs. Soil samples collected from the sidewalls will be submitted to a CT-licensed laboratory for halogenated volatile organic compound (HVOC) analyses (both total and SPLP).

Following completion of the excavation activities, the area will be restored to original grade. In addition, the existing concrete pad will be re-constructed and the bituminous asphalt pavement will be restored.

6.0 REPORTING

A summary report will be written following the activities described within this RAP. The report will include a summary of field activities, analytical results, and figures showing the limits of soil excavation.

FIGURES

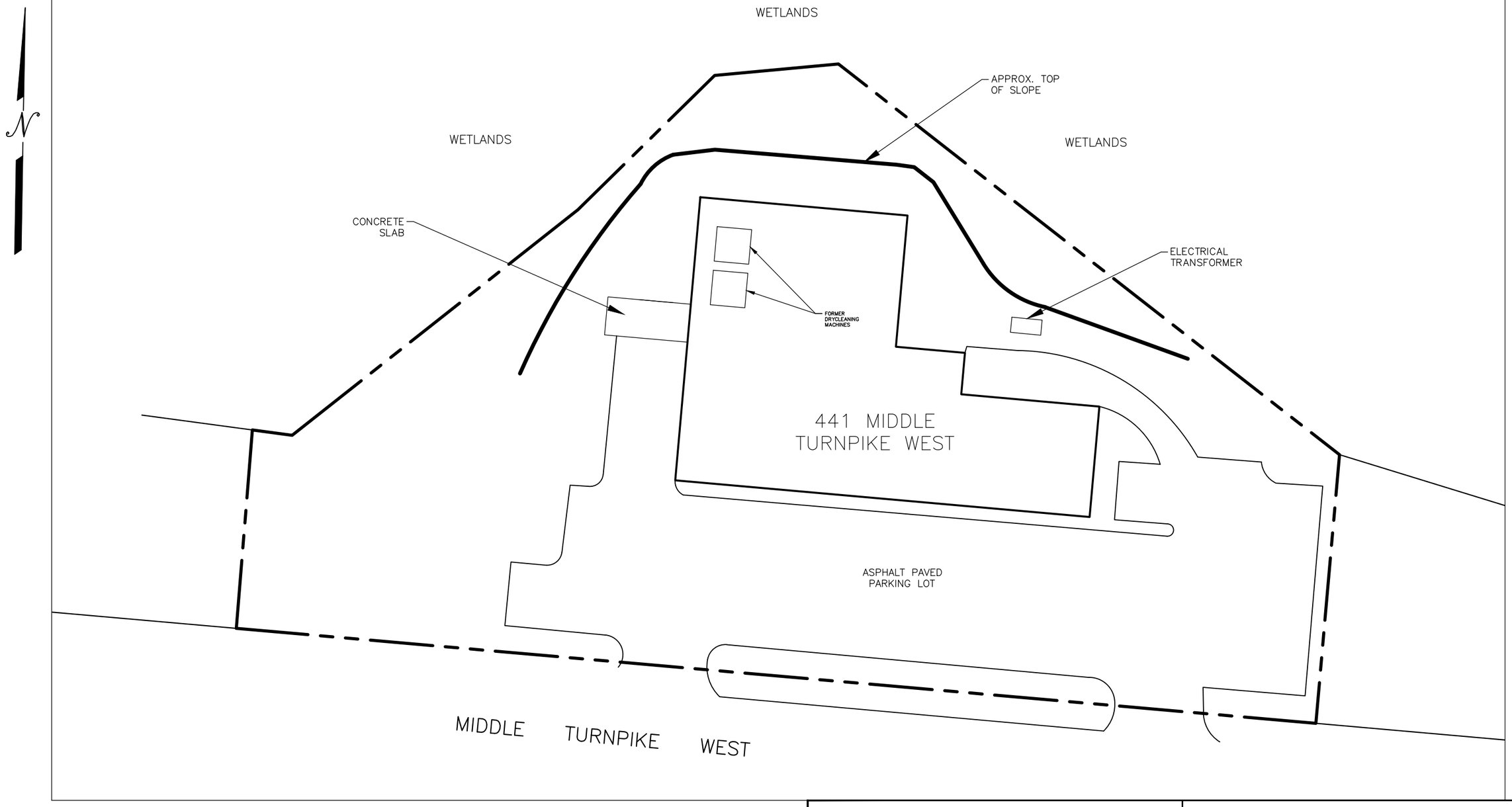


U.S. Geological Survey Map
Scale 1:24,000 (1" = 2000')

TM Environmental Consulting, LLC

Site Locus Map
Battiston's Cleaners
441 Middle Turnpike West
Manchester, Connecticut

FIGURE 1



NOTE: PROPERTY BOUNDARIES, BUILDING LOCATION, AND FEATURES ARE APPROXIMATE.

0 30 60

SCALE: 1"=30'

TM
ENVIRONMENTAL CONSULTING, LLC

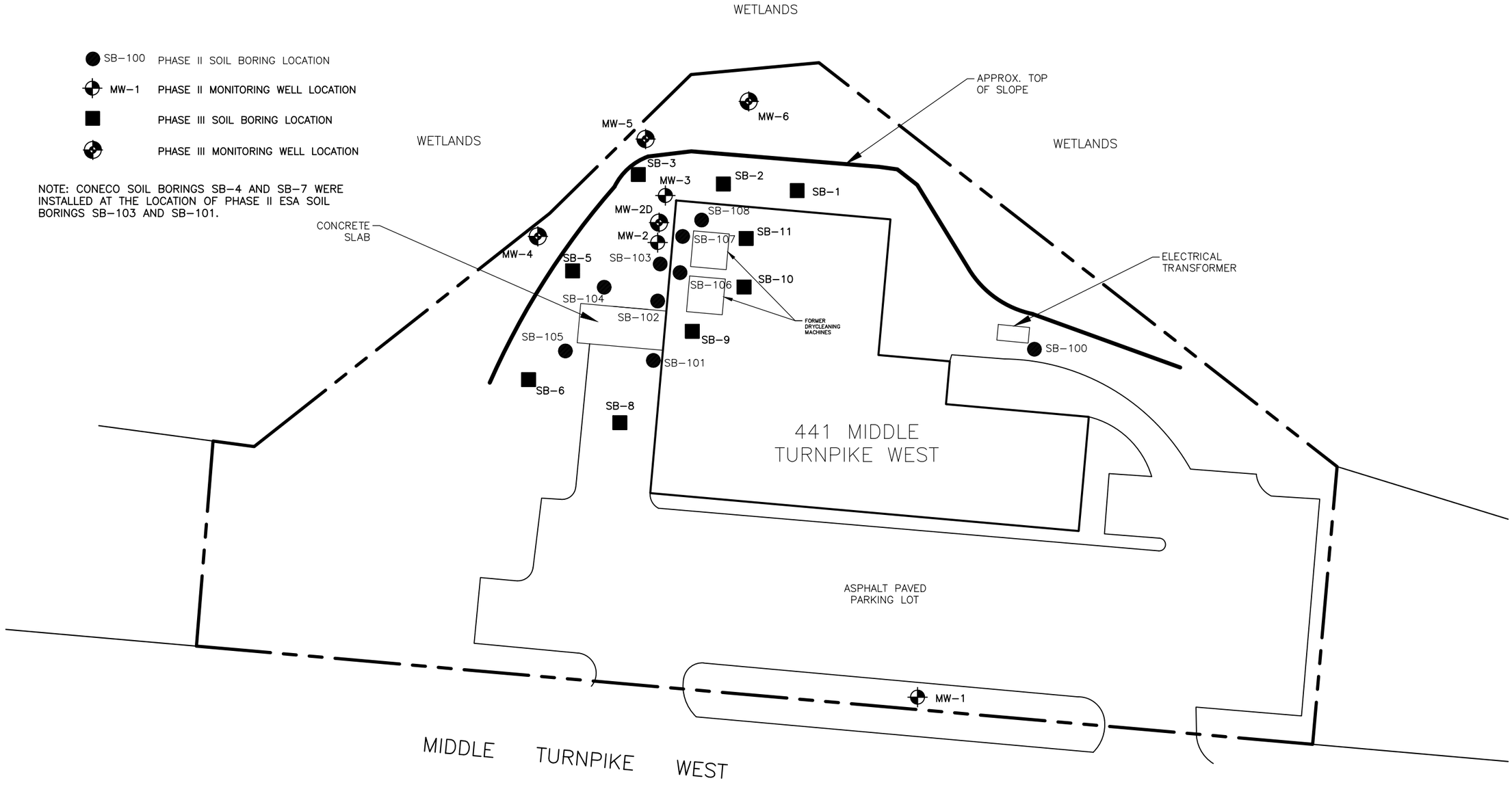
10 ROSER DRIVE, GLASTONBURY, CONNECTICUT (860) 989-7235

	DRAWN	CHECKED	APPROVED
BY	T.F.M.		
DATE	05/05/22		

SITE PLAN

BATTISTON'S CLEANERS
441 MIDDLE TURNPIKE WEST
MANCHESTER, CONNECTICUT

APPROX. SCALE	PROJECT NO.	DRAWING NUMBER
1" = 30'	2021-042	FIGURE 2



NOTE: PROPERTY BOUNDARIES, BUILDING LOCATION, AND FEATURES ARE APPROXIMATE.

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	DRAWN	CHECKED	APPROVED
BY	T.F.M.		
DATE	05/05/22		

PHASE II & III ESA SAMPLE LOCATIONS

BATTISTON'S CLEANERS
441 MIDDLE TURNPIKE WEST
MANCHESTER, CONNECTICUT

APPROX. SCALE	PROJECT NO.	DRAWING NUMBER
1" = 30'	2021–042	FIGURE 3

NDS

N

SB–200 SOIL CHARACTERIZATION BORING LOCATION

WIDER HATCH DESIGNATED
NON–HAZ. WASTE SOILS (0–5' DEPTH +
3–5' DEPTH BENEATH HAZ. SOILS)

RED HATCH DESIGNATED
HAZ. WASTE SOILS (0–3' DEPTH)

REMEDIATION
AREA

SB–214
SB–213
SB–212
SB–211
SB–210
SB–209
SB–208
SB–207
SB–206
SB–205
SB–204
SB–203
SB–202
SB–201
SB–200

FORMER
DRYCLEANING
MACHINES

NOTE: PROPERTY BOUNDARIES, BUILDING LOCATION, AND FEATURES ARE APPROXIMATE.

0 10 20
SCALE: 1"=10'

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SOIL CHARACTERIZATION SAMPLING

BATTISTON'S CLEANERS
441 MIDDLE TURNPIKE WEST
MANCHESTER, CONNECTICUT

	DRAWN	CHECKED	APPROVED	APPROX. SCALE	PROJECT NO.	DRAWING NUMBER
BY	T.F.M.			1" = 10	2021–042	FIGURE 4
DATE	02/07/22					

TABLES

Table 1

Soil Sample Results: Phase II & III ESAs
Battiston Dry Cleaners
441 Middle Turnpike West, Manchester, CT

Sample ID:	SB-1-1	SB-1-2	SB-2-1	SB-2-2	SB-3-1	SB-3-2	SB-3-3	SB-4-1	SB-5-1	SB-5-2	CTDEEP RSRs	
Sample Depth (ft):	3-4'	7-8'	3-4'	7-8'	2-3'	7-8'	11-12'	7-8'	3-4'	7-8'	I/C DEC mg/kg	GB PMC mg/kg
Volatile Organic Compounds (mg/kg)												
Tetrachloroethylene	ND	0.025	0.013	6.99	31	27.2	1.57	126	0.111	15.6	110	1
SPLP Tetracholorethylene (µg/L)												µg/L
	NA	NA	NA	23.8	NA	150	ND	NA	NA	89.2		50

Sample ID:	SB-6-1	SB-6-2	SB-7-1	SB-8-1	SB-8-2	SB-9-1	SB-9-2	SB-10-1	SB-11-1	SB-11-2	SB-12-1	CTDEEP RSRs	
Sample Depth (ft):	2-3'	7-8'	8-9'	1.5-2.5'	6-7'	1-2'	4-5'	2.5-3.5'	3-4'	6-7'	(Dup of SB-11-2)	I/C DEC mg/kg	GB PMC mg/kg
Volatile Organic Compounds (mg/kg)													
Tetrachloroethylene	0.096	0.170	6.380	ND	0.020	23.1	52.9	49.7	34.9	4.63	2.65	110	1
SPLP Tetracholorethylene (µg/L)													µg/L
	NA	NA	11.5	NA	NA	NA	NA	NA	NA	NA	NA		50

Sample ID:	MW-2	MW-2	MW-2	MW-3	MW-3	SB-100	SB-101	SB-101	SB-102	SB-102	SB-103	CTDEEP RSRs	
Sample Depth (ft):	0.5-1.5'	4-5'	8-10'	0.5-1.5'	3-5'	0.5-1'	0.5-1.5'	4-5'	0-2'	3-4'	0-2'	I/C DEC mg/kg	GB PMC mg/kg
Volatile Organic Compounds (mg/kg)													
Tetrachloroethene	230	110	15	33	11	NA	200	9.8	1600	440	310	110	1
Trichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.014	0.0093	520	1
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	0.49	ND	2	0.02	ND	1,000	14

Sample ID:	SB-103	SB-104	SB-104	SB-105	SB-105	SB-106	SB-106	SB-107	SB-108	SB-108	CTDEEP RSRs	
Sample Depth (ft):	3-4'	0.5-1.5'	3-4'	0.5-1.5'	4-5'	0.5-2'	3-4'	0.4-2'	0.3-2'	3-4'	I/C DEC mg/kg	GB PMC mg/kg
Volatile Organic Compounds (mg/kg)												
Tetrachloroethene	68	360	19	3	40	28.0	43	22.0	23	25	110	1
Trichloroethene	ND	ND	0.0069	ND	ND	ND	ND	ND	ND	ND	520	1
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1,000	14

Notes:
ND - Indicates that the compound was not detected above the laboratory method minimum detection limit
NA - Indicates that the compounds was not analyzed for.
Red and Highlighted - Soils considered hazardous per CT RCRA Contained-In Policy
Bold and Highlighted - Concentration exceeds one or more RSR Criteria.
CTDEEP RSRs-DEC - Connecticut Department of Energy & Environmental Protection Remediation Standard Regulations Direct Exposure Criteria for Soil Industrial/Commercial (I/C DEC).
CTDEEP RSRs-PMC - Connecticut Department of Energy & Environmental Protection Remediation Standard Regulations Pollutant Mobility Criteria for Soil in a GB Groundwater Classification

Table 2

Soil Characterization Sample Results
Battiston Dry Cleaners
441 Middle Turnpike West, Manchester, CT

Sample ID:	SB-200		SB-201		SB-202		SB-203		SB-204		SB-205	
Sample Depth (ft):	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'
Halogenated Volatile Organic Compounds (mg/kg)												
cis-1,2-Dichloroethene	0.86	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	0.19	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	**32**	5.7	**20**	8	1.6	8.7	0.64	0.57	6.7	10	**22**	6.8
TCLP Halogenated VOCs (mg/l)												
Chloromethane	ND	0.0065	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	ND	0.052	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	ND	0.01	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	ND	0.0016	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	**0.24**	**0.53**	**0.096**	0.049	0.0062	0.036	0.018	0.012	0.048	**0.068**	**0.13**	0.043

Sample ID:	SB-206		SB-207		SB-208		SB-209		SB-210		SB-211	
Sample Depth (ft):	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'
Halogenated Volatile Organic Compounds (mg/kg)												
cis-1,2-Dichloroethene	0.0066	0.0057	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	0.0068	0.0063	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	**300**	**22**	11	5.8	**16**	**12**	**22**	5.4	**30**	6	9.6	**15**
TCLP Halogenated VOCs (mg/l)												
Chloromethane	ND	ND	ND	ND	ND	ND	0.022	0.012	ND	0.012	0.0066	0.008
Methylene Chloride	ND	ND	ND	ND	ND	ND	0.013	0.0094	ND	ND	ND	0.007
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	**0.35**	**0.3**	0.046	0.036	**0.12**	**0.072**	**0.32**	**0.21**	**0.11**	0.048	**0.069**	0.015

Sample ID:	SB-212		SB-213		SB-214							
Sample Depth (ft):	0-2.5'	2.5-5'	0-2.5'	2.5-5'	0-2.5'	2.5-5'						
Halogenated Volatile Organic Compounds (mg/kg)												
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND						
Trichloroethene	ND	ND	ND	ND	ND	ND						
Tetrachloroethene	**340**	**12**	**16**	3.3	**19**	**27**						
TCLP Halogenated VOCs (mg/l)												
Chloromethane	ND	ND	0.0032	0.0072	ND	0.0039						
Methylene Chloride	ND	ND	0.0054	0.0053	ND	0.0053						
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND						
Trichloroethene	ND	ND	ND	ND	ND	ND						
Tetrachloroethene	**0.14**	**0.12**	0.048	0.029	**0.084**	**0.12**						

Notes:
ND - Indicates that the compound was not detected above the laboratory method minimum detection limit
NA - Indicates that the compounds was not analyzed for.
Red and Highlighted - Soils considered hazardous per CT RCRA Contained-In Policy
Bold and Highlighted - Concentration exceeds one or more RSR Criteria.
CTDEEP RSRs-DEC - Connecticut Department of Energy & Environmental Protection Remediation Standard Regulations
Direct Exposure Criteria for Soil Industrial/Commercial (I/C DEC).
CTDEEP RSRs-PMC - Connecticut Department of Energy & Environmental Protection Remediation Standard Regulations
Pollutant Mobility Criteria for Soil in a GB Groundwater Classification

ATTACHMENT A

PUBLIC NOTIFICATION

AFFIDAVIT OF PUBLICATION

Sold To
TM Environmental Consulting - CU80148558
10 Roser Dr
Glastonbury,CT 06033

Bill To
TM Environmental Consulting - CU80148558
10 Roser Dr
Glastonbury,CT 06033

State of Connecticut

August 24, 2022

County of Hartford

Order No: 7273407
$49.57

I, Robin Collar, do solemnly swear that I am a representative of the Hartford Courant, printed and published daily, in the state of Connecticut and that from my own personal knowledge and reference to the files of said publication the advertisement of Public Notices was inserted in the regular edition.

On Dates as Follows:

Aug 23, 2022

Robin Collar, Representative,

Subscribed and sworn before me on August 24, 2022

Notary Public

DENISE I CARR
NOTARY PUBLIC, STATE OF CONNECTICUT
MY COMMISSION EXPIRES MAY 31, 2023

Name of Notary, Typed, Printed, or Stamped

PUBLIC NOTICE
Notice of Remediation

Battiston's of Manchester, LLC hereby gives notice pursuant to CGS 22a-134a (CTDEEP REM ID #12385), that remediation of soils and groundwater at 441 Middle Turnpike West, Manchester, CT is scheduled to take place between October 2022 and August 2023. Remedial alternatives will include soil excavation and off-site disposal and in situ treatment of chlorinated solvent compounds. Public comments may be submitted up to 30 days following publication. Any questions or comments should be directed to TM Environmental Consulting, 10 Roser Dr., Glastonbury, CT 06033 or tmcmorrow@tm-environmental.com.

8/23/2022 7273407

Order # - 7273407

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Jeffrey Catlett
Director of Health
Town of Manchester
41 Center Street
Manchester, CT 06045

Re: Notification of Remediation – Battiston's of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Mr. Catlett,

Pursuant to Sections 22a-134 of the Connecticut General Statutes, Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Mayor Jay Moran
Town of Manchester
41 Center Street
Manchester, CT 06045

Re: Notification of Remediation – Battiston's of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Mayor Moran,

Pursuant to Sections 22a-134 of the Connecticut General Statutes, Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

The Purdy Corporation
586 Hilliard Street
Manchester, CT 06042

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Steven Davies
66 Brandy St.
Bolton, CT 06043

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

JRRA, LLC
483 Middle Turnpike West, Suite 102
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

483 Realty, LLC
483 Middle Turnpike West, Suite 102
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Hilliard 309/317, LLC
483 Middle Turnpike West, Suite 214
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Manchester Education Assoc.
483 Middle Turnpike West, Suite 201
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Nancy Gordon-Green
483 Middle Turnpike West, Suite 205
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Abbas Mohammadi
483 Middle Turnpike West, Suite 214
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Judy Chung Revocable Trust
144 Highwood Dr.
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

Cuttingwater, LLC
220 Gilead Road
Andover, CT 06232

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

10 Roser Drive, Glastonbury, CT 06033 (860) 989-7235

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

CT Asthma & Allergy Center, LLC
836 Farmington Ave., Suite 207
West Hartford, CT 06110

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TM

ENVIRONMENTAL CONSULTING, LLC

August 17, 2022

419 West Middle, LLC
419 Middle Turnpike West
Manchester, CT 06040

Re: Notification to Abutters of Battistons of Manchester, LLC, 441 Middle Turnpike West, Manchester, CT

Dear Property Owner,

Battiston's of Manchester, LLC is providing this notification that it intends to conduct remedial activities on the property located at 441 Middle Turnpike in Manchester, Connecticut, (hereinafter referred to as the "Site").

Remedial activities will be conducted in phases and will include the excavation and off-site disposal of surficial soils (0-5' depth) along the western side of the Site building and remediation of deeper soils and groundwater utilizing in situ treatment technologies. Soils and groundwater have been impacted by chlorinated solvent compounds. Remedial activities are anticipated to begin in October 2022 and be completed in August 2023, pending completion and approval of all necessary local and state permits. Questions regarding the planned remedial alternatives may be directed to me at TM Environmental Consulting, LLC, 10 Roser Drive, Glastonbury, CT, 06033 or via email at tmcmorrow@tm-environmental.com. Any comments pertaining to these proposed remedial activities may be submitted in writing to the above address for a period of 30 days following the date of this notice.

Sincerely,
TM Environmental Consulting, LLC

Thomas F. McMorrow, P.E., L.E.P.
Principal/Senior Engineer

TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commission

FROM: Gary Anderson, Director of Planning and Economic Development GAA

DATE: December 22, 2022

RE: 8-24 Mandatory Referral (MR-0003-2022)
Potential Purchase of 942 Main Street

Introduction and Description of Property

The Town is considering the purchase of 942 Main Street, a 0.79-acre, Central Business District-zoned property in Downtown Manchester. State Statute requires the Planning and Zoning Commission make a recommendation to the Board of Directors prior to the purchase of any property.

The parcel, on the corner of Main and St. James Streets, includes a one-story commercial building in fair to poor condition. The building was constructed in 1940 but has no contributing historical significance. The property deed contains a restriction that provides exclusive use to 25 parking spaces within the adjacent Town-owned parking lot (1050 Main Street), and dictates the owner of 942 Main Street would need to approve any use other than parking on 1050 Main Street.

Reason for Purchase

The Town has pursued the purchase of this property for many years. In line with current Downtown revitalization plans, the Town would raze the existing structure and solicit development proposals for a mixed-use building or multiple buildings on the site, along with public parking for the new library and downtown businesses. Ideally, the site would accommodate a new branch office for Webster Bank, which will need to relocate as part of the library project. The Town's purchase of the property would also eliminate the deed restrictions described above and provide for development of the adjacent, Town-owned property. Five tenants remain in the building and will need to be relocated with Town assistance. Funds anticipating the future purchase of the property were set aside as part of the Downtown 2020 initiative and the Town is pursuing other State grant funding opportunities for these projects.

Consistency with the Town Plan of Conservation and Development

The Plan's Character Map identifies Downtown Manchester as a "Mixed-Use Center" Character Area, described as consisting of "a tight network of streets with wide sidewalks, tree plantings and a street wall created by building frontages. These areas are centers of activity, serving as a transit hub and containing residential, commercial and office uses… Additional uses include parks, libraries, schools, and other institutional uses…" Development of one or more

multi-story, mixed-use building(s) with public parking along Main Street would meet this definition and addresses many of the Plan's individual goals and objectives – most notably:

GOAL I: Redevelop and invest in existing and potential corridors and activity nodes

Objective 2: Provide financial incentives, including tax assessment agreements for increased development at transit nodes and along corridors.
Objective 5: Identify and market vacant buildings and sites for redevelopment.

Goal II: Promote vibrant, walkable neighborhoods

Goal III: Enhance Connectivity Between Housing, Amenities and Services

Objective 8: Provide increased residential development opportunities along selected transit corridors and in mixed-use zones to a level where they would support more frequent and reliable bus service.

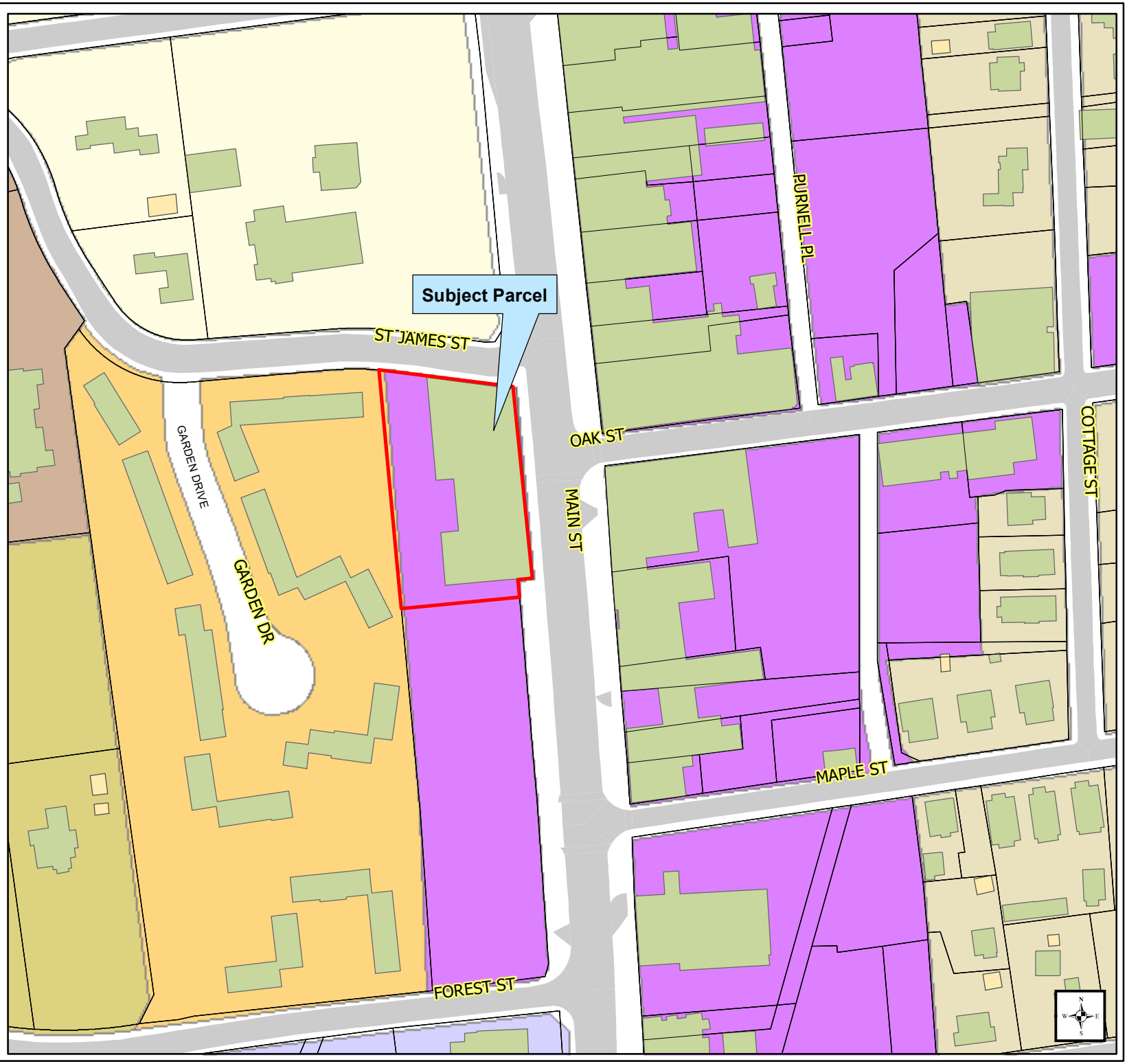
Recommendation

The Commission is required by Connecticut Statute to make a recommendation on the potential purchase of this property. The Town has had interest in obtaining this property for some time, either as a potential library location or for economic development and public parking. With the library project now moving forward across Main Street, obtaining ownership of this property offers opportunity to develop the west side of Main Street in conjunction with the library project, meeting several goals described in the Manchester 2020 plan and other Town and Downtown district plans and initiatives. More information will be provided at the Commission's January 4, 2023 regular meeting.

Town of
Manchester, CT

Geographic Information
Systems

942 Main Street



- Manchester Town Boundary
- AA - Residence AA
- CBD - Central Business District
- H - Historic
- PRD - Planned Residence Development
- RA - Residence A
- RB - Residence B
- RC - Residence C

NOTES:
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 150 feet

30 0 30 60 90 120
Feet

Date: 12/27/2022

TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Planning & Zoning Commission

FROM: Megan Pilla, Principal Development Planner MP

DATE: December 28, 2022

RE: Lot Line Revision

Pursuant to the Planning and Zoning Commission's policy statement regarding lot line revisions adopted May 18, 1992, we are notifying the Commission that staff has approved a lot line revision at the following location: 31, 35, & 41 Purnell Place.

The plan was submitted for this revision and reviewed by town staff prior to the approval. A copy of the plan is attached for your reference. The applicant will be advised to file the stamped mylar of the lot line revision with the Town Clerk for recording at their earliest convenience.

mp/kw

Attach.

cc: File LLR-0003-2022

R:\Planning\PZC\2023\01 - January 04\Packet\LLR-0003-2022 Approval Memo to PZC.docx

SURVEY NOTES:
1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY ZONING LOCATION SURVEY MAP THE EXISTING BOUNDARY IS A RESURVEY AND THE PROPOSED LOT LINE IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 . THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED LOT LINE MODIFICATIONS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) THE PROPERTIES SHOWN ARE LOCATED IN A CENTRAL BUSINESS DISTRICT .

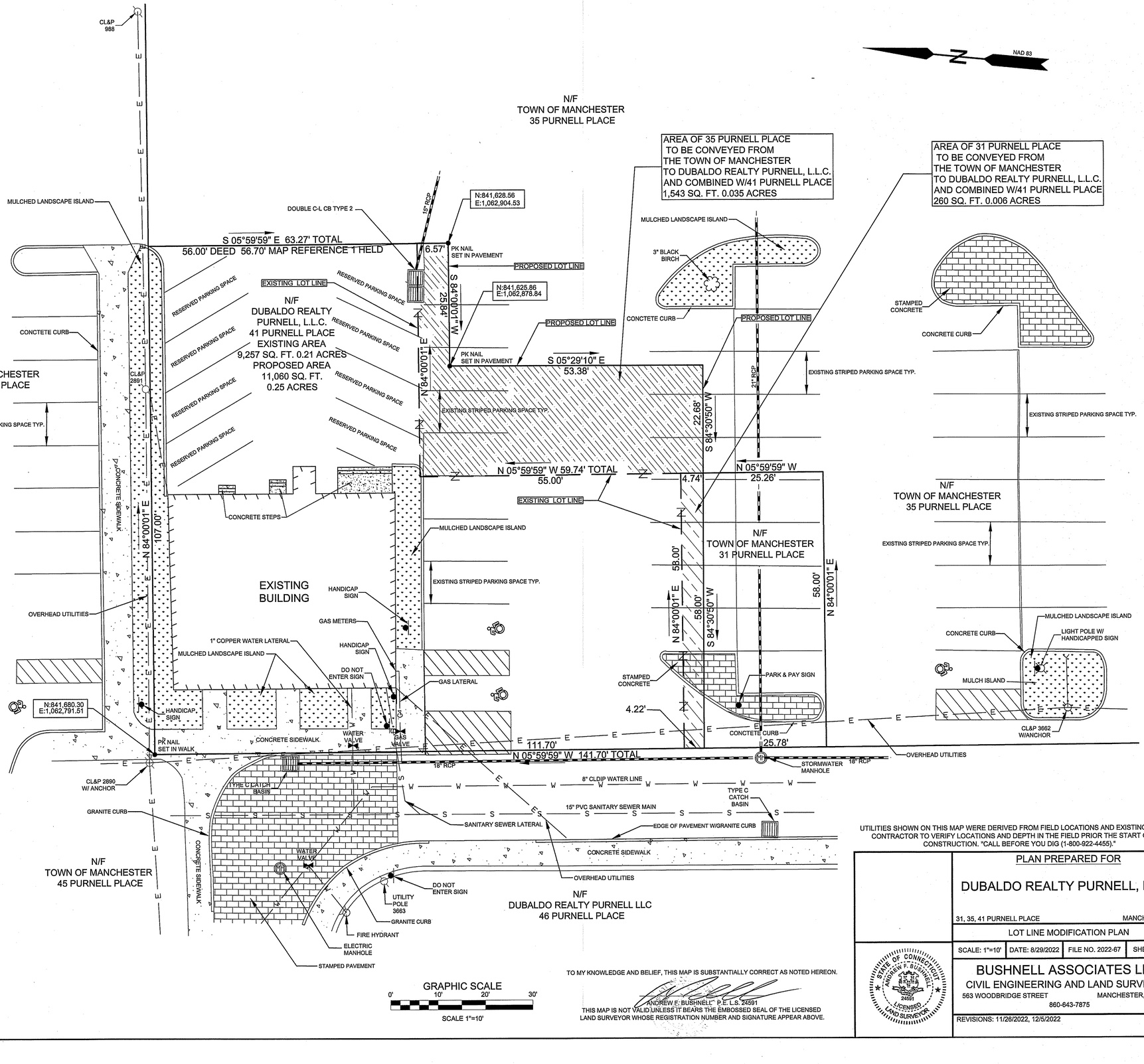
4.) HORIZONTAL DATUM IS BASED ON NAD 83 VALUES FOR TOWN OF MANCHESTER CONTROL POINTS 302 (NORTHING: 841,127.308 EASTING: 1,062,826.441 ELEVATION: 226.13) & 303(NORTHING: 841,658.674 EASTING: 1,062,798.561 ELEVATION: 225.38).

5.) EXISTING UTILITIES SHOWN WERE EITHER FIELD LOCATED, TAKEN FROM THE REFERENCED MAPS, CALL BEFORE YOU DIG MARKINGS OR INFORMATION PROVIDED BY THE TOWN OF MANCHESTER ENGINEERING DIVISION.

MAP REFERENCES:

1.) BOUNDARY SURVEY SHOWING SOME LAND OF GEORGE H. MARLOW & JACOB SANDALS, ET. AL. 41/43 PURNELL PLACE MANCHESTER, CONN. SHEET NO. 1 OF 1 FILE NAME MARLOW_A2 BOOK LOOSE PROJ. 92-094 TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS ENGINEERING DIV.-SURVEY UNIT DATE JULY 1994 SCALE 1"=20' DRWN R.G.P. CHKD S.L.N.

2.) IMPROVEMENT LOCATION SURVEY - RECORD DOWNTOWN MANCHESTER SPECIAL SERVICES DISTRICT PARKING LOT IMPROVEMENTS MANCHESTER, CONNECTICUT SCALE 1"=20' SEPTEMBER 20, 2017 SHEET 2 OF 3 AND 3 OF 3 ROBERT GREEN ASSOCIATES L.L.C. SURVEYORS AND ENGINEERS 6 OLD WATERBURY ROAD TERRYVILLE, CONN. 06786 PHONE: (860)-589-0135 FAX: (860)-589-1342



LEGEND

- EXISTING PK NAIL
- EXISTING UTILITY POLE
- LIGHT POLE
- S — STORM DRAIN
- W — WATER LINE
- E — OVERHEAD UTILITIES
- G — GAS LINE
- STORM DRAIN PIPE

GRAPHIC SCALE
0' 10' 20' 30'
SCALE 1"=10'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR

DUBALDO REALTY PURNELL, L.L.C.

31, 35, 41 PURNELL PLACE MANCHESTER, CT.

LOT LINE MODIFICATION PLAN

SCALE: 1"=10'	DATE: 8/29/2022	FILE NO. 2022-67	SHEET: 1 OF 1

STATE OF CONNECTICUT ANDREW F. BUSHNELL 24591 LICENSED LAND SURVEYOR

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 11/26/2022, 12/5/2022

DRAFT

MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
DECEMBER 5, 2022

MEMBERS PRESENT:

In Person:	Eric Prause, Chairman
	Patrick Kennedy, Vice Chairman
	Michael Stebe, Secretary
	Nicole Clemons
	Teresa Ike

ALTERNATES PRESENT:

In Person:	Carlos Jusem
	Yamuna Menon
	Bonnie Potocki

ALSO PRESENT:

In Person:	Gary Anderson, Director of Planning
	Megan Pilla, Principal Development Planner
Electronically:	Nancy Martel, Recording Secretary

The Chairman opened the Public Hearing at 7:00 P.M. The Secretary read the legal notice when the call was made.

RAD HOLDING CORP – Request a special exception per Art. II, Sec. 16.15.02(o) to operate a State licensed (indoor) cannabis micro-cultivator facility at 84 Colonial Road (a.k.a. 82 Colonial Road). – Special Exception (PSE-0039-2022)

Attorney Ian Butler, representing the applicant, introduced himself. Attorney Butler enumerated the key items that were pointed out in the Staff report.

Attorney Butler explained that a micro-cultivator is a smaller scale cultivator facility, limited by State law to a 10,000 sq. ft. maximum growing area. The site consists of a larger facility which has been used as an HVAC facility. The applicant has a contract to purchase with a contingency on zoning approval for the use. The current HVAC manufacturing business will continue to lease some of the space, and the floor plan breaking down the square footage for each occupant was displayed. The applicant would occupy 17,000 sq. ft., only 7,051 sq. ft. of which would be used for growing. The rest of the space would be for processing, offices, restrooms, etc. The site is, for the most part, in the Industrial zone, stated Attorney Butler, with a 75 ft. setback area along the border of the property.

Attorney Butler went on to report the business operations:

Security

The State mandates high-level security for all cannabis establishments. The Commission is familiar with some of the retail uses that have been approved previously. For the cultivator, there is much less concern about the public, as there is no public access, only employees, shipping and receiving. There is no retail or consumption on premises. Attorney Butler estimated seven employees initially with adequate parking to expand as employee numbers rise. As an agriculture business, those numbers may shift seasonally depending on harvest time. There is 24/7 surveillance with a 30-day cloud backup of the footage required by State statute. He noted that there will be access control, and everybody would be issued a security tag that logs when they enter and leave the building and secure spaces. The product must be stored in a vault storage area when not going through a manufacturing process. The vault must meet bank regulations in terms of the security capacity.

In addition, the State mandates seed to sale tracking. Every plant is logged into a State registry and anything harvested from that plant is also logged into that registry, which helps prevent diversion internally by employees and diversion at the point of shipment, all the way to the consumer who purchases the product.

Odor

The applicant has put a great deal of effort into this issue as they know it is a concern. Attorney Butler did not feel the concern is warranted, but they are aware that this is a new use for the Town and for the State. The current four state producers have not had issues, but they are taking this seriously. The applicant is working with an odor mitigation specialist, nzymSys from Manchester, who was responsible for the successful odor mitigation at the Hartford dump. Attorney Butler gave a brief explanation of how the system will work.

Setback Distance

Attorney Butler reported that the setback distance is specific to the regulations. One of the requirements in the Town regulations is setback distances from schools, religious institutions, etc. After careful review, it was determined that the proposal complies with all the setback distances.

Mr. Prause commented that there are also requirements about hours of operation.

Attorney Butler stated that they are in compliance with the hours of operation, which will be 8:00 A.M. to 6:00 P.M. Monday through Friday, and 10:00 A.M. to 4:00 P.M. on the weekends.

Mr. Stebe sought information on irrigation water and the effluent. This is the first of its type of application for the Town and may also be the first application for an indoor agricultural use in town. In addition, this is the first time the Town is dealing with agricultural use and tapping into Town sewer systems. Mr. Stebe asked about the state of the effluent water leaving the facility, especially after going through the plants, fertilizers, and chemicals, and if there will be issues with the lines themselves, or with the Town treatment of the water.

Attorney Butler reported that there was an engineering analysis by Fuss & O'Neill. A letter was submitted with their application.

Mr. Kurt Smith, Environmental & Facilities Division with Fuss & O'Neill, introduced himself. Mr. Smith reported that they have been working with these facilities for approximately seven years. To answer the effluent and content question, the report characterizes water and sewer demands. In most cases in these facilities, depending on the water treatment system, they have seen that the elements in the water are not caustic to infrastructure and are easily handled by the municipality treatment plant. In many cases when using higher volumes of water, treatment plants understand what they will be handling and what they might need to do inside the facility, if pre-treatment is required. Fuss & O'Neill has assisted in setting up pre-treatment systems within the facilities, but at this volume, it does not appear necessary, as it is a pre-operational facility. They looked at the typical water additives for the irrigation and this seems to be a typical implementation of plant nutrients. There may be another step to work with the appropriate departments to characterize the water, but based on the ingredients for a typical irrigation implementation, they do not see it as any concern for a treatment plant. In the irrigation water in most industrial facilities of this size, there are probably things more harmful than what will be coming from the plants.

Mr. Stebe asked for clarification that there are no plans or identified need for any filter on the way out before it hits the Town systems.

Mr. Smith stated that, in most cases, with the plants and medium being fed, most of the nutrients are going to the plants. There would be a very small percentage of the nutrients going down the drain. In most cases, because water is such a valuable resource in the facility for the plants, most operators are minimizing any effluent from the table. The numbers in the report are the heaviest irrigation days and, most of the time, the plants are not being fed that volume of water every day.

Ms. Potocki remarked that they have no effluent characteristics for pre-treatment or any washing solution. She asked whether there will be any concentration of the product or if it will just be vegetation and flowers.

Mr. Smith replied that he is not aware of any concentrated product coming from the facility. It is just cultivation. He added that they inquired about sanitary and janitorial practices in the building and were assured that it is standard over-the-counter cleaning supplies.

Ms. Potocki questioned Staff if there was a plan to coordinate effluent discharge requirements with DEEP.

Mr. Smith stated that is listed in their report as possibly necessary. Any follow-up analysis, characterization of water, or permitting of effluent will be reported to the appropriate state or local jurisdiction.

Ms. Pilla noted that, according to the Engineering Division, a Miscellaneous Industrial User's General Permit will be required from DEEP, and the Water & Sewer Department is looking forward to coordinating throughout the permit process.

Ms. Potocki inquired about the monitoring wells on the property and who will be responsible for the wells after the transfer of ownership.

Ms. Pilla stated that Staff looked into that and are fairly certain that those monitoring wells are in place because of the property across the street, Dean Machine, to keep an eye out for any spreading of contamination from that property. The new property owner would be responsible for maintenance of those monitoring wells.

Ms. Potocki inquired whether Attorney Butler was aware of that obligation.

Attorney Butler responded that he was not, but he assumed it is of public record, meaning that the property owner cannot transfer ownership without passing the obligations on to the new owner.

Ms. Potocki commented that it is her understanding that Dean Machine had chlorinated solvents, VOCs, in the ground water, requiring off-site monitoring.

Mr. Prause pointed out other special exception requirements that were not addressed. The applicant spoke about public utilities and parking access and the fact that there will not be much impact from increased traffic. There is a requirement about neighborhood compatibility, referring to the building design compared to other buildings in the area. He asked whether there were exterior changes planned for the building.

Attorney Butler reported that no exterior modifications are proposed. The State advertising requirements are very restrictive, though this facility has no need to advertise. To the extent that it blends into the industrial area currently, it will remain the same.

Mr. Prause referred to the category "suitable location for use." He asked for input on how this is a suitable use, considering that there are residential abutters.

Attorney Butler remarked that their biggest concern was the odor, which is why that has been addressed thoroughly. He observed that it is a manufacturing facility in an industrial area. There would be more environmental harm perhaps coming from some of the chemicals from industrial manufacturing uses. In addition, this facility will not produce the noise or traffic that other industrial uses may have. There will be vehicles, typically vans, not tractor trailers.

Ms. Pilla acknowledged the coordination with the Water & Sewer Department, which was discussed. This is an atypical zoning situation, as this property is mostly in the Industrial zone, but there is a strip in the back approximately 75 ft. wide that is zoned Rural Residence Cluster. Behind that is the residential neighborhood, zoned Residence A. The 75 ft. strip was created at the time of the industrial park subdivision intentionally to maintain a buffer between the

residences and any industrial uses, so the industrial building or use itself cannot expand into the 75 ft. buffer. There is also a steep grade change which would make it difficult to build on.

Ms. Pilla stated that the only outstanding comments from Staff review are updates to the survey. Planning Staff typically looks at an existing conditions survey for these types of projects where no site changes are proposed. In this case, the Engineering Division requires more information on the underground utilities because of the higher than typical demand for water and sewer, to ensure everything is properly recorded and marked.

Ms. Pilla reported one comment from a resident, Tom Stringfellow, 183 Hillstown Road. In summary, he wanted to express his desire that security considerations were addressed by the applicant.

MOTION: Mr. Kennedy moved to close the public hearing. Ms. Ike seconded the motion and all members voted in favor.

CLEVER AVILA – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street. – Resubdivision (SUB-0002-2022)

MOTION: Mr. Kennedy moved to remove applications SUB-0002-2022 and ESC-0014-2022 from the agenda and move them to the January 4, 2023 meeting. Ms. Ike seconded the motion and all members voted in favor.

The public hearing was closed at 7:40 P.M.

I certify these minutes were adopted on the following date:

_____ _____

Date Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

DRAFT

MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
DECEMBER 5, 2022

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Nicole Clemons
Teresa Ike

ALTERNATES PRESENT:

In Person: Carlos Jusem
Yamuna Menon
Bonnie Potocki

ALSO PRESENT:

In Person: Gary Anderson, Director of Planning
Megan Pilla, Principal Development Planner
Electronically: Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:40 P.M.

RAD HOLDING CORP – Request a special exception per Art. II, Sec. 16.15.02(o) to operate a State licensed (indoor) cannabis micro-cultivator facility at 84 Colonial Road (a.k.a. 82 Colonial Road). – Special Exception (PSE-0039-2022)

Special Exception (PSE-0039-2022)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 16.15.02(o) to operate a State licensed indoor cannabis micro-cultivator facility at 84 Colonial Road (a.k.a. 82 Colonial Road), with the modifications as specified in a Staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated December 5, 2022.

Ms. Clemons seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20 as well as the specific criteria for cannabis establishments outlined in Article II, Section 16.15.02(o).

Mr. Prause noted that the special exception criteria were covered in the public hearing, i.e., the utilities are suitable, much thought has been given to what is going out of the facility, there are minimal parking and site access concerns based on the volume of traffic, and, compared to other industrial uses, this will generate less noise and traffic. He stated that it does seem compatible

with the neighborhood because no exterior modifications are proposed. Overall, it seems to be a forward-thinking use for the Industrial zone. This Commission has worked hard over the last several years to work on regulations in anticipation of this new market.

MANCHESTER COUNTRY CLUB – For expansion of the 18th tee at 305 South Main Street (a.k.a. 100 Spring Street) – Inland Wetland Permit (IWP-0027-2022) – ***Request for a 65-day Extension***

MOTION: Mr. Kennedy moved to approve the request for a 65-day extension. Ms. Ike seconded the motion and all members voted in favor.

ELECTION OF OFFICERS

MOTION: Mr. Stebe nominated Mr. Prause as Chairman. Mr. Kennedy seconded the motion and all members voted in favor.

MOTION: Mr. Stebe nominated Mr. Kennedy as Vice Chairman. Ms. Ike seconded the motion and all members voted in favor.

MOTION: Ms. Clemons nominated Mr. Stebe as Secretary. Mr. Kennedy seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS

Ms. Pilla noted that, when the Commission approved the cannabis regulations in the past, the new regulations permitted retail, hybrid retail, medical retail, dispensaries, and cultivators or micro-cultivators. There are other categories that were not included. The Planning Department has received an inquiry from an individual who received a State license for packaging of the cannabis. She inquired whether the Commission wanted to consider adding that as a permitted use.

Mr. Stebe noted that, in his understanding of the regulations, it would be allowed in certain zoning areas as-is. He asked what would preclude this activity from being permitted as any other packaging facilities are permitted.

Ms. Pilla reported that it is a State requirement. The State requires that any cannabis establishment be approved by special exception on the local level. The regulations would have to permit it by special exception and then the Commission would have to grant a special exception for an operator.

Mr. Stebe did not see any reason why it should not be explored as a viable opportunity to have another business in town.

Mr. Kennedy asked whether, under the State law, with the licensing requirements, lotteries, etc., they have all of that for packaging too, or if it is a separate category.

Ms. Pilla replied that they defined it separately in the legislation, but she will research whether they regulate it differently.

Mr. Kennedy assumed Manchester will have to account for it in the zoning regulations.

Ms. Potocki stated that it is her understanding that this will be discussed in March by the CT Bar Association. She proposed waiting until their meeting is held.

Mr. Anderson clarified that would be the CT Bar Association Planning & Zoning Training. He noted that anyone is welcome to propose a zoning amendment, and the interested party could do that. There are reasons for the Commission to do it because there may be other types of businesses that the Commission would want to add to the regulations by proactively making them allowed by special exception rather than waiting.

Mr. Kennedy remarked that his inclination is to draft something, because if individuals want to move on it, the Commission should start, given everything required with a new regulation.

Mr. Anderson reported that the Plan of Conservation and Development (POCD) continues to move forward. Planning Staff have worked with the consultant team on Staff comments and are looking forward to a public draft coming soon after the new year. That will be the next opportunity for public engagement, certainly with the Commission, but also with the public at large, inquiring whether the draft got it right or if things were missed. They hope to have the plan approved by the springtime. Though it will be past the 10-year requirement, they have received a waiver.

Mr. Anderson informed the Commission that he had an inquiry recently about the sale of firearms. After speaking with Ms. Pilla and the Zoning Enforcement Officer, he reported that the Town treats those the same as any other retail sales. He asked whether that was something the Commission would want to review. After a question from Ms. Potocki, he explained that it would be a new establishment.

Mr. Jusem observed that there was such an establishment on Main Street years ago.

Mr. Anderson asked if any member of the Commission had a strong opinion about it. If not, the status quo would be to leave it as it is, which is that it is allowed.

Mr. Stebe stated that, given the fact that the Federal and State agencies regulate firearms almost as heavily as they are regulating cannabis, he did not view it as a major driving item at this time.

Mr. Kennedy concurred that regulations of firearms are more at the State and Federal level.

APPROVAL OF MINUTES

November 21, 2022 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Ms. Clemons seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

There were no new applications.

MOTION: Mr. Kennedy moved to adjourn the business meeting. Ms. Ike seconded the motion and all members voted in favor.

The Business Meeting was closed at 8:00 P.M.

I certify these minutes were adopted on the following date:

_____ _____

Date Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.