

FREELAND and KAUFFMAN, INC.

ENGINEERS / LANDSCAPE ARCHITECTS

February 9, 2021

Town of Lisbon, Connecticut
Attn: Michael J. Murphy, Lisbon Town Planner
1 Newent Road
Lisbon, CT 06351
860-376-3400

Subject: Lowe's – Crossing at Lisbon – Special permit application

Michael,

This letter is being sent to confirm our receipt of the comments dated 2/5/2021. We have provided below a summary of responses to these comments:

1. **The following items have been identified in the recent field and plan review:**
 - a. **Comment: Review section 8.10 (3) of the zoning regulations which limits outdoor retail sales in front of the building to 1.5% of the roofed floor area and 2% within the front or side parking area. Your proposal currently appears to exceed the outdoor storage limitation in the parking area when the existing and the newly proposed areas are combined. Please adjust your proposal or clarify how you might comply with this section.**

Response: The existing 1,990 square foot parking display area, located at the north end of the parking area, is to remain as a permanent display area. The proposed 3,090 square foot parking display area, located at the south end of the parking area, is to be a temporary seasonal area used from April 1st through August 31st.
 - b. **Clarify that outdoor storage designated in the rear of the building complies with section 8.3 and is not for active outdoor retail sale. This appears to be pure storage that will be eventually be retailed at an approved location on site, but this is not clear.**

Response: The existing outdoor storage behind the building is store product, including bagged mulch, block, stone, soil, and heating pellets, which is seasonally moved to be retailed at an approved location on site. A note has been added to the plan stating, "Fire access around the building will be maintained at all times".
 - c. **Any blue striped areas that are not to be retained as PICKUP spaces should be shown as being restriped to white.**

Response: A note has been added to the plan stating that, "Any blue striped areas that are not being retained as BOPUIS (Buy Online PickUp In Store) pickup parking spaces shall be restriped to white".

- d. A detail(s) of the new PICKUP signs should be added to a second sheet of the plan to show height, SIZE, installation details, signage information.**

Response: Details of the new pickup signs have been added to a second sheet.

- e. A combination of black and red brick coloring has been used to identify outdoor storage /display area along the north side of the parking lot. Confirm/note plans for the new area being designated for the southern area.**

Since the new proposed designated area, to be located at the southern end of the parking lot, will be a temporary seasonal area (April 1st through August 31st), the area shall remain as regular asphalt and not be treated with black and red stamped asphalt.

- f. A new total parking calculation needs to be included on the plan, given additional storage, cart return areas, and other changes in the parking lot. Confirm number of cart return locations.**

A new total parking calculation is included on the plan and the number of cart returns is quantified.

- g. Confirm/address the "truck rental" parking area in the lot or designate its removal or new location.**

Response: The Lisbon Lowe's Store Manager, Andrew Tuneski has told us that they no longer have a rental truck. Therefore, there is not a truck rental area shown on the plan.

- h. Review and organize the plans for directional signage for PICKUP in the lot.**

Response: We have shown the proposed location of and detail drawings for the directional signage for the BOPUIS pickup parking spaces.

- i. The current yellow cross-hatched area along the front of the building is designated NO-PARKING-FIRE LANE. The proposed plan indicates this area as a LOADING ZONE. The latter needs to be corrected on the plan to reflect that the NO-PARKING-FIRE LANE designation will remain. This is a requirement of the Fire Marshal.**

Response: The Loading Zone reference has been removed from the plan.

- 2. Take care to include *details* for items such as new signs proposed, details for special parking stalls or signs. With items to address from item 1, you may wish to add a second sheet.**

Response: A second sheet has been added to include details. The location of a proposed air station, to be located to the left of the indoor lumber yard entrance,

has been added to the plan at the request of Lowe's for your review. A picture of the proposed air station has been added to the plan.

3. Confirm compliance with State of CT D.E.E.P. stormwater and/or dam permit requirements for the stormwater basin at the rear of the site.

Response: No modifications to drainage patterns are proposed. There will not be any additional impervious pavement area added to the site. Products such as mulch, topsoil, stone, or any other materials deemed hazardous, are to be located within the garden center and/or in the proposed seasonal quick load area located in the parking lot. Any storage of this type of material will be in enclosed bags and containers.

4. Review the provisions in section 11 of the zoning regulations about signing of the property to advertise the public hearing to be held on March 2nd. There is a window of time for this notice and the abutting notice letter as well. Each window requires that notice be no earlier than 30 days and no less than 10 days. I am sending you the draft letter with this communication in the next week or so that will be placed on your letterhead and mailed *certified mail, return receipt requested* at the appropriate time.

Response: Noted the requirements for signing of the property to advertise the public hearing to be held on March 2nd, 2021. Noted requirements for notifying abutting property owners of the public hearing to be held on March 2nd, 2021.

5. An original red line, photo reproducible stamp should be included on each sheet as well if you have a mylar. Do not worry about this until the end of the process. A signature block and date for the Chairman of the commission to sign should be on each sheet of the plan (if more than one sheet) in a consistent location since the mylar will need to be recorded in land records.

Response: Noted that an original red line, photo reproducible stamp should be included on each sheet as well if you have a mylar. A signature block and date for the Chairman of the commission to sign has been added to the plan sheets in a consistent location.

6. While I do not believe this application will result in the need for additional parking, you should make sure there is no conflict with the existing State Traffic Commission requirements or conditions that may have been attached to the original approval of this center.

Response: The original parking calculations for the entire shopping center show that 1 space is required per every 250 square feet of gross floor area.

See the attached original parking calculations table for the entire center below.

Original Parking Calculations for the entire shopping center:

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE SPECIFIED	353,014 S.F.
2	PARKING REQUIRED BY TOWN	1 SPACE PER EVERY 250 SF OF GROSS FLOOR AREA (1,412 SPACES) (SHARING PERMITTED)	3.79 SPACES/1000 S.F. (1,337 SPACES)
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/162 S.F. AREA	9 FEET X 18 FEET (162 S.F.)
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET
5	MINIMUM FRONT SETBACK	45 FEET	45 FEET
6	MINIMUM SIDE SETBACK	30 FEET	30 FEET
7	MINIMUM REAR SETBACK	30 FEET	150 FEET
8	LOADING BERTHS	10 BERTHS	10 BERTHS

The updated number of parking spaces for Lowe's is now 433 spaces (including the seasonal Quick Load parking spaces since they will still be used for parking).

The overall updated number of parking spaces for the entire center is now 1,337 spaces minus 50 spaces = 1,287 spaces. (1 space for every 274 Square Feet) (3.65 spaces per 1,000 Square Feet)

7. Lowe's has recently asked us to show a proposed pro air station to be located to the left of the Indoor Lumber Yard entrance. Therefore, we have added the air station to the plan as well as a picture of what it looks like. Can you please advise if this proposed air station needs to be approved through the public hearing?

Regards,



Todd Simmons, PE

BTS/dac