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05 April 2022

Mr. Robert D. Adams – Chairman
Town of Lisbon Planning & Zoning Commission
1 Newent Road
Lisbon, Connecticut 06351

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M. W. Kelley

RE: Application for Site Plan Review – Supplemental Application Information – Lisbon, Connecticut

Dear Mr. Adams:

Following is additional information provided in support of the application for site plan review for the property owned by Today's Realty, LLC.

Application Information

Applicant / Owner

Today's Realty, LLC
185 Old Canterbury Turnpike
Norwich, Connecticut 06360

Project Site

240 Paper Mill Road
Lisbon, Connecticut 06351

Project Narrative

The project development comprises of a single metal frame office and equipment maintenance facility and various associated activities for the sole use of Today's Realty, LLC at 240 Paper Mill Road. The property is located on a vacant lot zoned Industrial (IP-1), along the eastern side of Paper Mill Road, across from land owned by Sprague Paperboard, Inc. The subject has an interior lot also owned by Sprague Paperboard, Inc. along its frontage, and has delineated inland wetlands and watercourses along the northeastern portion of the site.

The applicant seeks to construct a 10,000± SF metal frame office and enclosed equipment maintenance facility, and a paved parking lot with access to Paper Mill Road on the norther portion of the property. Due to the unique geometry and hardships of the site, variances of the following Section of the Zoning Regulations have been granted by the Lisbon Zoning Board of Appeals: §8.5 – Yard Requirements, §8.5.1C – Wall Setback, §10.10.4 – Driveway Curbing, §10.10.6 – Outdoor Storage, §10.10.7a – Landscape Buffers, §13 – Parking and Loading, § 14 – Landscaping, and §14.2.1a.1 – Front Landscaped Area.

In addition to the facility and parking lot, the majority of the remaining buildable land will be a gravel surface used for material processing and storage, with a cut/fill balance requiring a concrete block retaining wall in the southern third of the property. The gravel surface shall be used for the breakdown and storage of concrete, asphalt and woody debris into crushed concrete, ground asphalt and wood chips.

The existing vegetation along the northern edge of the site will be left to retain the natural screening between the adjacent property and the development activities. Existing vegetation and land at the southern portion of the site, however, will be cleared in order to facilitate the construction of the retaining wall and fill that will be the area of material processing and storage.

A subsurface septic area is included in the submission, to be detailed and submitted at a later date to the Uncas Health District upon approval.

Due to the small scale of this commercial building and associated activities, there is no staging or phasing proposed for the development of the site.

There are no Flood Hazard areas on or adjacent to the site, as depicted by the Federal Emergency Management Agency (FEMA), Map No. 09011C0206G, effective date: 18 July 2011. Additionally, there are no significant risks of degradation of surface or ground water supplies within this project.

A review by the Connecticut Department of Transportation (CONNDOT) is not required for this project, and an encroachment permit is not required as Paper Mill Road is not a State Highway. According to the CONNDOT posted speed limit (30 MPH), the 85th percentile 250LF, which can be achieved without additional improvements within the Right of Way. A Traffic Engineer Report for the development has been prepared and submitted for the record.

Due to the nature of the submittal, no estimate of costs for improvements shown on the site plan will be calculated until approval, in order to encompass any and all modifications required by the Planning and Zoning Commission.

The majority of the site is being designed as a porous material surface, and will have no significant increases to runoff rates, and no adverse impacts to the adjoining property owners for any downstream drainage systems and watercourses. The small paved parking lot area will gravity drain towards Paper Mill Road, which has an existing drainage system that will deal with any excess runoff. No additional drainage systems are being included in the design of the maintenance facility and associated activities (Refer to attached Stormwater Calculations).

No easements or dedications are proposed or required for this project.

Regulated Wetlands:

The minimum building distance to a delineated inland wetland area is one hundred and ninety feet, and all other site activities maintain a minimum distance of fifty feet at closest approach. These activities include the aforementioned gravel surface for the processing and storage areas, vegetation removal and the subsurface septic area. Between the delineated inland wetlands and any site activities is an approximately eighteen feet slope, which shall remain. Site inland wetlands were field delineated by Ian Cole, R.S.S. during June 2021. The proposed development has received approval by the Lisbon Conservation Commission.

Site Plan Review Information

Site Amenities:

There will be six parking spots (including one handicap accessible spot) for use by employees. Due to it not being retail in nature, the required parking for the building can be reduced.

There will be one site identification sign affixed to the concrete block retaining wall in the southern portion of the site to notify oncoming traffic of the office and maintenance facility ahead. The facility does not have any retail aspect to it and no customers for wholesale material purchasing, so it does not require advertising.

At this time, all utility and service structures are located within the office and maintenance facility.

Site Lighting will be limited to building mounted down light fixtures serving the adjacent parking facility and pedestrian walkways adjacent to the building. Therefore, no lighting plan is included in the submittal.

Due to the unique geometry and hardships of the site, a variance has been requested to minimize the amount of street trees and landscaping in order to allow the parking lot and retaining wall areas fit within the site. In reducing the amount of street trees, it is not required to have a full plan prepared by a professional Landscape Architect.

Architectural Drawings/Elevations:

Floor plans and elevations for the proposed metal frame office and maintenance facility have been provided by C.E.D.S, copies of which are included in the attached plans.

