



TOWN OF LISBON

INCORPORATED 1786

OFFICE OF TOWN CLERK

1 NEWENT ROAD
LISBON, CONN. 06351
TEL. (860) 376-2708



To: Planning & Zoning Chairman

Town of Lisbon

TCPZ#: 21-6

Application #: _____

On May 18, 2021 at 10:40 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. _____ Property Owner: River Rd Investment Prop
 Applicant's Name: New King Inc - John Muirhead
 Address: 110 + 106 River Rd
 Map/Block/Lot #: 20/7+8 Vol/Pg: 161/941

2. _____ Payment in the amount of \$ 560 received.
 Check #: 2036 Town application fee: \$ 500
 Receipt #: 20526 State fee: \$ 60

3. _____ # of Maps: _____ # Copies: _____
8 8 1/2 size - Prop Burger King Rest - 19 pages (8 copies)
14 ledger size - " "

4. _____ Other: see below*

Dated at Lisbon, Connecticut, this 18th day of May, 2021.

2 pg narrative }
 checklist } w/ application
 wetlands response email } 4 copies
 storm water mgmt reports (2 copies)
 Traffic Report - (3 copies)
 2 copies - proposed elevation maps - full size


 Laurie Tirocchi
 Lisbon Town Clerk

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- > APPLICANT: NEW KING INC. TELEPHONE: 860-257-9000
ADDRESS: 874 SILAS DEANE HIGHWAY 7, WETHERSFIELD CT EMAIL: John.Muirhead@newkinginc.com
- > APPLICANT'S AGENT (IF ANY): JOHN MUIRHEAD TELEPHONE: 860-257-9000
ADDRESS: _____ EMAIL: SAME
- > OWNER / TRUSTEE: RIVER ROAD INVESTMENT PROJECT TELEPHONE: 508-505-5040
ADDRESS: 87 ELM ST. 3RD FLOOR HOPKINTON MA 01748 EMAIL: _____
- > ENGINEER/ SURVEYOR/ ARCHITECT: F.A. HESKETH & ASSOC. TELEPHONE: 508-653-8000
ADDRESS: 3 CREAMERY BROOK EAST GRANBY, CT EMAIL: dziakj@fahesket.com
06026

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT: [Signature] PRINTED NAME OF APPLICANT/AGENT: John Muirhead
DATE: 5/12/21

SIGNATURE/RECORD OWNER: Houssam Alkhoury PRINTED NAME/RECORD OWNER: Houssam Alkhoury
DATE: 5/12/21

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 106 & 110 RIVER ROAD
MAP /BLOCK /LOT: _____ VOLUME/ PAGE: V161 PG 941 20/007/0000 & 20/008/0000

PROJECT NAME: BURGER KING RESTAURANT ACREAGE: 5.02 ZONING DISTRICT: BV-IV
LOT IN SQUARE FEET: 218,586 TOTAL FLOOR AREA IN SQUARE FEET: 2,877

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:

SEE ATTACHED NARRATIVE

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____
OFFICIAL DAY OF RECEIPT: _____
*P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____ Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

RECEIVED

2 10:40am

MAY 18 2021

Lauren Nichols
TOWN CLERKS OFFICE
TOWN OF LISBON

APPLICATION NARRATIVE – May 2021

TPZ Special Use/Site Plan Application-- Burger King Restaurant
106 & 110 River Road

Land Owner:

River Road Investment Property, LLC
87 Elm Street 3rd Floor
Hopkinton, MA 01748

Attn: Houssam Alkhoury 508-505-5040

Applicant/Developer:

New King, Inc.
874 Silas Deane Highway
Wethersfield, CT 06109

Attn: John Muirhead 860-257-9000

- Submission plan set dated 05-03-21.
- Traffic Report dated 05-03-21.
- Drainage Report dated 05-03-21.
- The project site includes the 5.02 acre parcel at 106 & 110 River Road which is in the BV- IV Zone. The Lisbon Assessor's Records lists the parcels identified as Map 20/007 & 20/008 0000.
- The site is currently occupied by a small commercial building and remains mostly undeveloped.
- A Special Permit/Site Plan for a new Burger King Restaurant with Drive-thru is being applied for under Sections 5C and 11. The two lots are being developed under a unified Site Plan application.
- Focusing on the criteria outlined in Sections 11.1 and 11.3:

A. The proposed restaurant would be located in the BV-IV Zone which permits many types of commercial establishments including restaurants with drive-thru as an accessory use per Section 5C.2.1. The proposed restaurant is a 2,877 s.f facility providing 40 seats for inside dining and walk-up take out. The accessory drive-thru window is designed with a two-lane menu board configuration. Marketing evaluation by the applicant indicates the need for additional quick service restaurants in this commercial corridor with close proximity to I-395.

B. The facility will be located in a well established commercial corridor with a mixture of food, gas sales and regional shopping centers nearby.

- C. Safe and proper site circulation has been carefully incorporated into the design. A traffic report has been completed and concludes that the surrounding roadways have adequate capacity to accommodate traffic generated from this facility.
- D. The site will be serviced by public water and sanitary sewer.
- E. The drainage system has been designed in accordance with town engineering standards. There will be a small decrease in peak flow from the developed site versus existing conditions.
- F. There will be no direct impact to on-site or downstream wetland/watercourse resources. Signage, site lighting and landscaping have been designed to minimize any impact to abutting properties. We have been advised by staff that a wetlands permit application is not required.
- G. Landscaping has been provided to avoid impacts to abutting properties.
- H. There will be no short or long-term environmental impacts associated with the construction or operation of the new facility. During construction appropriate erosion control measures will be installed and maintained. Stormwater discharge will be treated with a newly constructed detention/water quality basin in compliance with current CTDEEP Water Quality requirements.
- I. Erosion and Sedimentation Control will consist of installation of protection to existing catch basins and placement of silt fencing along the project limits. Details for installation are included on the SD detail sheets and notes and narrative are included on Sheet NT-1.

TOWN OF LISBON
SITE PLAN CHECKLIST

A. INFORMATION TO BE SUBMITTED WITH THE APPLICATION FOR SITE PLAN REVIEW
ASSOCIATED WITH ZONING PERMIT AND/OR SPECIAL PERMIT APPROVAL

- Complete application on the form provided by the Town.
- Proof that application has been made to, or permit obtained from, the Conservation Commission for any regulated activity under Connecticut General Statute §22a-42.
- Fee in accordance with the Town of Lisbon Fee Ordinance, as amended
- A soil erosion and sediment control plan and accompanying information in accordance with sections 10.16 and/or 10.4 of the zoning regulations, inclusive and as amended, for development when the disturbed area of such activity or development as the case may be, is cumulatively more than one-half acre.

It is the developer's or contractor's obligation to maintain consistency with all Storm-water discharge permits issued by the DEEP within the municipal boundary pursuant to Connecticut General Statutes §22a-430 and 22a-430b and obtain authorization under DEEP's General Permit for the Discharge of Storm-water and Dewatering Wastewaters Associated with Construction Activities ("Construction General Permit") if their development or redevelopment project disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state. A copy of the Storm-water Management Plan or Storm-water Pollution Control Plan (required by the Construction General Permit) as the case may be, shall be provided to the Town of Lisbon by the applicant upon request.

- Renderings and elevations of proposed buildings 1) in the case of special permit applications and 2) to address the requirements of section 10.13, inclusive, regarding development in the Business Village and Industrial districts. In the case of all site plan reviews for other uses and zones, a rendering of any proposed building shall be supplied, with siding materials specified (front, side, and rear elevations shall also be shown).
- N/A For all wireless telecommunications facilities proposed provide reports, design drawings and other information required under section 10.17, inclusive.
- N/A Where significant risk of degradation of surface or ground water supplies may exist, submission of an evaluation of the impact of the proposals on existing and potential surface and ground drinking water supplies, prepared by a qualified hydrogeologist or other professional acceptable to the commission.
- An estimate of the costs for improvements shown on the site plan and provided for in the special permit.
- The Commission may require evaluation reports by commission-approved independent professionals and other experts, including and not limited to: traffic engineers, hydrologists, soil scientists, geologists.
- Storm water drainage calculations for pre and post development.

- N/A* Provide proof that applications will be made, or have been obtained, for any required Certificates of Public Convenience and Necessity required by Connecticut state statute.
- B. ITEMS TO BE INCLUDED ON THE SITE PLAN: PLAN SIZE SHALL BE 24" x 36" at 1"=40'. THE SITE PLAN SHALL BE PREPARED BY A CONNECTICUT REGISTERED PROFESSIONAL SURVEYOR, ENGINEER, OR OTHER APPROPRIATE PROFESSIONAL; P.E. STAMP IS REQUIRED FOR ANY GRADING, PAVING, DRAINAGE, ROAD CONSTRUCTION, OR MUNICIPAL IMPROVEMENT WORK.
- Name and address of owner of record, address of property, name of applicant.
 - Legend
 - Type size no smaller than .08" or equivalent of 80 LEROY.
 - North arrow (orientations shall be consistent), graphic scale, name of person preparing plan, date of drawing, any revision dates with description of revisions.
 - Property boundaries, dimensions, and area.
 - Map references and prior permits, variances, and the like.
 - Signature/Date Block for the chairperson of the Planning and Zoning Commission
 - Site data table to address section 8, including lot size, density, frontage, yards, buildable area, parking, building coverage, impervious area coverage, and building height, as the case may be.
 - Zone of site and of all property within 500 feet. A 1"=1000' Location Map copied from the official zoning map can address this item.
 - Names and addresses of current owners of property within five hundred feet of the parcel as shown in Assessor's records including properties across from any street/road, river, and /or municipal boundary.
 - Dimensions of all yards, as required by these Regulations.
 - Existing and proposed contour lines at intervals of no more than two feet (T-2 or T-3 accuracy). Topography taken from USGS Quadrangle interpolation is not acceptable. The commission may require the applicant to submit design drawing(s) including cross sections and elevation, of all proposed activity as a component of the site plan.
 - Locations and specifications of all existing and proposed structures and uses including, but not limited to, buildings, stonewalls, fences, sidewalks, driveways and internal roads, parking and loading areas, exterior storage areas, trash disposal areas, signs, abutting streets, utility structures, and hydrants. Provide construction details as necessary.
 - All new utilities (i.e. electric, cable, phone) necessary for development shall be installed underground.
 - Locations and descriptions of water supply/distribution and sewage disposal facilities, including test pit data. Where septic systems are proposed, include note: The preliminary soils testing information presented herein is sufficient for the purpose of approval of this site plan by the Lisbon Planning and Zoning Commission. Prior to

issuance of a building permit, the Uncas Health District may require additional soils testing and/or detailed review of the septic system design.

- HVAC equipment location(s) and other service structures such as propane tanks, transformers, mailboxes, bus shelters, etc.
- A storm drainage plan which includes necessary calculations and existing and proposed drainage structures on the site and those off-site that may be affected by the proposed activity. Post-development and pre-development calculations should be submitted.
- Location of wetlands and watercourses and wetlands buffer, with the signature of the soil scientist who identified such features. All wetlands shall be field located.
- A landscape plan prepared by a professional landscape architect (i.e., American Association of Landscape Architects, including the planting, location and species to be used, the ground cover and surface treatments proposed, and identification of the types and location of existing vegetation to remain in place on the site. The number, location and size of the landscaping material shall be as required by section 14 of the zoning regulations.
- Location of any existing mature trees to be retained or credited to meet landscape requirements. Include clearing limit lines.
- Staging or phasing plans proposed for site development.
- Flood Hazard areas, as shown on FEMA maps.
- Sight line information at proposed driveway cut(s).
- Indication that plans have been submitted to CONNDOT for review or that review is not required. A CONNDOT encroachment permit is required for all work in the State R.O.W.
- Lighting plan to address the requirements of section 12.6.9 of the zoning regulations, including location(s), height size, orientations and details. Light posts proposed may not exceed 20' in height.
- Location, size, height, and orientation of all proposed signs, including wall, freestanding, directional and traffic signage in accordance with section 15 of the zoning regulations.
- Note stating: *Fire Lanes, if requested by the Fire Marshal, shall be installed and maintained on site in accordance with town ordinance or standards in force.*
- Note stating: *The contractor will notify the Tree Warden before removing or pruning any trees that stand on Town of Lisbon property.*
- Note stating: *Call Before You Dig at 811 or 1-800-922-4455 will be contacted prior to initiation of this project.*
- Note stating: *All curb/handicapped ramp designs shall conform to ANSI, ADA, CT Basic Building Code, Town of Lisbon standards in force as directed by the Town Building Official.*
- Easements or dedications proposed or required.
- Any other information deemed necessary by the commission to determine compliance with these regulations.

David Ziaks

From: Michael Murphy <mmurphy@seccog.org>
Sent: Thursday, April 1, 2021 12:11 PM
To: David Ziaks
Cc: Elaine Joseph; Carl Brown; Carl Brown; JohnMuirhead@newkinginc.com
Subject: Fw: Fw: BK River Road

David,

Here is the response of the Wetlands Agent in Lisbon. Based on this response, I will not require that you submit your application to the Conservation Commission on the same day or before you submit the special permit application to the zoning authority in Lisbon. Please keep this e mail chain for your records. It will be included in the zoning file for your project upon submission of your application.

Michael J. Murphy, AICP
SCCOG Consulting Planner/
Lisbon Town Planner

COPY TO NEW BURGER KING FILE (TO BE MERGED WITH SPECIAL PERMIT FILE WHEN APPLICATION SUBMITTED)

From: joetheroux426@comcast.net <joetheroux426@comcast.net>
Sent: Wednesday, March 31, 2021 2:59 PM
To: Michael Murphy <mmurphy@seccog.org>
Cc: Richard Hamel <rhamel@lisbonct.com>
Subject: Re: Fw: BK River Road

Hi Mike,

I don't see a need for an application as they're out of the 100' URA. It appears that there are no wetlands north of the site either.

Joe

On 03/31/2021 12:33 PM Michael Murphy <mmurphy@seccog.org> wrote:

Joe, just want to run this by you. Please advise if they need to submit to CC for permit or any ruling. They are apparently outside the upland review area but I am not sure if there is any other concern the commission has in this area. Please advise ASA. Thank you.

M Murphy, AICP
SCCOG Consulting Planner/
Lisbon Town Planner

RECEIVED
10:40 am
MAY 18 2021
Aurice Kiechi
TOWN CLERKS OFFICE
TOWN OF LISBON

From: David Ziaks <dziaks@fahesketh.com>

Sent: Tuesday, March 30, 2021 2:45 PM

To: Michael Murphy <mmurphy@seccog.org>; Roger Kellman <rkellman@fahesketh.com>

Subject: BK River Road

Michael,

We have no direct disturbance to wetlands and we are outside the 100 ft. Upland Review Area.

Is a wetland application needed for this site. Not sure the protocol for the Commission in Lisbon.

We have zero increase in runoff.

Thanks,

Dave Ziaks