



Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.
Town Engineer

412-20A

MEMO

RECEIVED

TO: Tom Talbot – Interim Town Planner

NOV 16 2020

FROM: Alison Kapushinski, P.E. – Town Engineer AMK WALLINGFORD
PLANNING & ZONING

RE: Traffic Impact Analysis – Additional Information Needed

DATE: November 16, 2020

Tom-

Upon cursory review, there is additional information needed in order to begin the Traffic Impact Analysis Peer Review process. Please see below:

1. Saturday peak hours shall be included in analysis.
2. Intersection of Yale Avenue and North Colony Road (Route 5) shall be included in analysis since a back-up at this light directly affects the intersection of North Colony Road and the Route 15 northbound entrance ramp.

If you have any questions or require any additional information, please let me know.

412-20B

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

APPLICATION: #412-20

DATE OF SUBMISSION: November 6, 2020

DATE OF RECEIPT: November 9, 2020

SCHEDULED MEETING: December 14, 2020

RECEIVED

NOV 16 2020

INLAND/WETLAND

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit (convenience store-gas fueling facility)/ 7-Eleven, Inc./1033 North Colony Road

LOCATION: 1033 North Colony Road

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

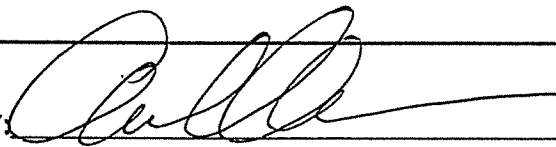
INLAND WETLANDS

OTHER

FIRE

WATER & SEWER

DEPARTMENT COMMENTS: Applicant will present to IWWC at its December Meeting, as it was tabled and not presented at the Nov. 4th IWWC Meeting

SIGNED BY: 

Environmental Planner
(Title)

DATE: 11-20-20

RECEIVED
NOV 20 2020

WALLINGFORD
PLANNING & ZONING

412-20C

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

RECEIVED
PERSONNEL DEPARTMENT
TOWN OF WALLINGFORD
2020 NOV 19 PM 3:25

APPLICATION: #412-20
DATE OF SUBMISSION: November 6, 2020
DATE OF RECEIPT: November 9, 2020
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RECEIVED

NOV 20 2020

PLANNING & ZONING

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit (convenience store-gas fueling facility)/ 7-Eleven, Inc./1033 North Colony Road

LOCATION: 1033 North Colony Road

REFERRED TO:

- ELECTRIC
- HEALTH
- BUILDING
- ENGINEERING
- INLAND WETLANDS
- OTHER
- FIRE
- WATER & SEWER

DEPARTMENT COMMENTS: FMO OK w/SITE. FMO WILL NEED STAMPED BUILDING AND FUEL DISPEN/TANKS

SIGNED BY: [Signature] 1 Fire MARSHAL
DATE: 11/18/20 (Title)

RECEIVED
NOV 18 2020
BY: [Signature]

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

DEC 08 2020

ENGINEERING SECTION
PHONE: 203-949-2672
FAX: 203-949-2678

WALLINGFORD
PLANNING & ZONING

INTEROFFICE MEMORANDUM

412-200

TO: THOMAS TALBOT, ACTING TOWN PLANNER
FROM: ERIK KRUEGER, SENIOR ENGINEER *EAK*
SUBJECT: APPLICATION #412-20 / 7-ELEVEN, INC.
SPECIAL PERMIT FOR CONVENIENCE STORE / GAS FUELING FACILITY
#1033 NORTH COLONY ROAD
DATE: DECEMBER 8, 2020
CC: N. AMWAKE, P.E.; D. SULLIVAN; J. PAWLÓWSKI; 7-ELEVEN, INC.

The staff of the Water and Sewer Divisions has reviewed the drawings as submitted for the subject application and this memo consolidates their comments and requirements.

This office has no objections to the site plan for the convenience store and gas fueling facility as currently proposed. The new building will be serviced by municipal water and sanitary sewer as indicated.

There are some water and sewer utility details that remain to be resolved and therefore we request that they be made conditions of approval to be met by the applicant prior to the issuance of a building permit:

1. Submission of final water use, sewer use and if a fire sprinkler system is proposed the needed fire flow estimates including plumbing fixture counts for the proposed building;
2. Submission of an architectural and plumbing floor plan for the proposed building which indicates the provisions for a utility room, utility closet or dedicated utility area, conforming to Water Division requirements, inside of the proposed building, to house the domestic water meter and pressure reducing valve. The proposed domestic water service must enter the structure directly into the utility/meter area with the details of the plumbing settings for the meter and pressure reducing valves in conformance with the Standard Details of the Water Division. (Note: The size of the domestic water service and meter shall be determined by the Water Division based upon the final plumbing fixture count submitted.)
3. Fees and connection charges for the water and sanitary sewer utility connections will be based on the size of the water meter as determined by the Water Division and must be paid prior to connecting the building to the water and sewer utilities.
4. Submission of interior plumbing plans and a "Wastewater Discharge Registration Form for Restaurants & Food Preparation Establishments" for review by the Water and Sewer Divisions and application for any Connecticut Department of Energy and Environmental Protection (CT-DEEP) Wastewater Discharge Permits that may be required;
5. In order to comply with the requirements of the CT-DEEP - "General Permit for the Discharge of Waste Water Associated with Food Preparation Establishments," a segregated greasy wastewater collection system for the food service area and an exterior, in-ground grease trap tank, for the pretreatment of greasy wastewater prior to its discharge into the sanitary sewer is required for Class 3 and 4 Food preparation establishments.
6. For the proposed food service area the owner shall submit detailed drawings which identify all of the kitchen equipment and plumbing fixtures in the food prep area. The plan must

THOMAS TALBOT, ACTING TOWN PLANNER
DECEMBER 8, 2020
PAGE 2

- also delineate the domestic waste sanitary sewer piping and the segregated greasy waste discharge piping and designate the discharge piping system proposed for each fixture.
7. The utility plan currently shows a 1,000 gallon grease trap. The Applicant shall submit a copy of the plumbing designer's sizing calculations for the exterior, in-ground grease trap tank to confirm that the size proposed meets the minimum required to satisfy the CT-DEEP "FOG" General Permit sizing criteria.
 8. Submission of a revised utility plan subject to the final review and approval of the Water and Sewer Divisions prior to the start of construction, incorporating the following details and revisions:
 - a. A monitoring manhole will be required to be installed on the sanitary sewer lateral. Normally such manhole would be located near the property line within the road right of way; however, in this case the sanitary sewer lateral will connect to a sewer main in an easement at the rear of the property. The monitoring manhole shall be located at the top of the stream bank in an easily accessible location.
 - b. The Utility Plan currently shows that the proposed sanitary sewer lateral will be laid at a slope of 1.04%. The minimum slope for the sanitary sewer lateral shall be 2%. The utility plan shall be revised and updated to indicate the size, type, slope, and invert elevations of each section of the sanitary sewer lateral, grease trap tank, and the manhole structures.
 - c. In order to connect the proposed sanitary lateral to the existing sanitary sewer stub at the existing manhole the Owner will be required to obtain permission from the owner of the adjacent land, the State of Connecticut, either through an encroachment permit or possibly an easement.
 - d. The Utility Plan currently shows the vent line from the grease trap to building as a 2-inch diameter pipe. The vent for the grease trap shall be a minimum of 3-inch diameter pipe.
 - e. The domestic water service shall be located at least 5 feet horizontally from all other utility lines.
 - f. There is an existing 1-1/2" copper domestic water service on the property that can be reused to service the new building if it is determined to be adequate based on the anticipated water demand. The existing water line was shut off and capped approximately 6 feet behind the curb stop. If this existing water service is not reused for the new building then it shall be removed at the main when the new water service is installed.
 - g. The curb stop for the domestic water service shall be located in the grass area 3 feet behind the curb within the state highway line.
 - h. No fire service is shown on the drawings. If a fire sprinkler system is required or proposed then estimated fire demands and details of the system must be submitted for review and approval by the Water Division. Fire department connection, fire hydrants and the fire protection system shall meet the requirements of the Fire Marshal's office.
 - i. All details and appurtenances of the water and sanitary sewer utility installations shall conform to the Technical Standards and Detail Sheets of the Town of Wallingford, Water and Sewer Divisions.
 9. Posting of a Water and Sanitary Sewer Utility Performance Bond to cover the installation of the required utility services and protection of the existing utility facilities during construction in the total amount of \$10,000 in accordance with the requirements of the Water and Sewer Divisions.



Town of Wallingford
Department of Engineering
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412-20E
Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering AMK

RE: **PZC Application #412-20**
1033 North Colony Road / Special Permit

DATE: December 10, 2020

Dear Commissioners:

We are in receipt of the following materials for the referenced application:

- Special Permit Site Plan Application for 7-Eleven, Inc. Proposed Convenience Store with Fueling Operations by Stonefield Engineering & Design last revised November 13, 2020.
- Engineering Report by Stonefield Engineering & Design, LLC dated October 5, 2020 and last revised November 13, 2020.
- Traffic Impact Study by Milone & MacBroom dated November 6, 2020.

As you are aware, the project is being heard by the Inland Wetlands & Watercourses Commission concurrently. In an effort to keep my comments organized, it's my intention to address demolition, soil erosion & sediment control and drainage comments through the IWWC. Any subsequent comments will be included in future correspondence to the Planning & Zoning Commission for your consideration. Below please find my preliminary comments for the remainder of the submitted plans. I will be updating and/or adding comments pending IWWC approval.

1. Sheet C-5: Plan notes 43 parking spaces (as written within building), however Off-Street Parking Requirements table notes 50 proposed parking spaces.
2. Applicant to update plan and details to use current "dynamic" ADA symbol.
3. Sheet C-5: It appears a taking by the State of Connecticut will be required for Route 5 widening. Applicant to show limits of Taking on Site Plan.
4. Sheet C-5: Applicant to show dimension of North Colony Road widening.
5. Sheet C-5: Is it possible to provide a loading space closer to the building for use by the convenience store?

December 10, 2020
1033 North Colony Road

6. Sheet C-5: Please show proposed truck movements for deliveries to convenience store as well as fuel deliveries.
7. Sheet C-5: It appears there are bollards to prevent the trash enclosure gates from swinging into a car parked directly to the west of the enclosure. Please confirm.
8. Sheet C-5: Are the light gray shaded portions of the building canopy? Please add to legend.
9. Sheet C-8: Confirm a manhole, rather than a cleanout, where the grease trap outflow meets the sanitary lateral isn't required by Wallingford Sewer Division.
10. Sheet C-8: Please elaborate on 1.04% minimum slope for sanitary lateral. Why not 1% minimum slope?
11. Sheet C-8: It appears the water main within North Colony Road is further east. Please show approximate location on plans and update limit of disturbance/paving accordingly.
12. Sheet C-8: Confirm minimum height requirement for grease trap vent line and add as note to plans.
13. Sheet C-12: It appears the hatches around the sign were not updated when moved out of sight line.
14. Sheet C-12: Confirm transformer clearance requirements to shrubs/landscaping with Wallingford Electric Department.
15. Sheet C-12: Update One Call New Jersey notes to Call Before You Dig for Connecticut.

If you have any questions or require any additional information, please let me know.



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45 South Main Street
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Tel: (203) 294-2035; Fax: (203) 284-4012

412-20 F

Alison Kapushinski, P.E.
Town Engineer

RECEIVED

MEMO

DEC 09 2020

TO: Tom Talbot – Interim Town Planner
FROM: Alison Kapushinski, P.E. – Town Engineer *AMK*
RE: 1033 North Colony Road (#412-20) Traffic Peer Review
DATE: December 9, 2020

WALLINGFORD
PLANNING & ZONING

Tom-

Based upon quotes received, I recommend VN Engineers to complete a peer review for the Traffic Impact Analysis and Special Permit Plan Set as outlined in the attached quote. The fee for this work is \$4,250. Please let me know when the fee from the applicant is collected so we can coordinate authorization for VN Engineers to begin the work.

If you have any questions or require any additional information, please let me know.



VN ENGINEERS, INC.

116 Washington Avenue
North Haven, CT 06473
www.VNEngineers.com

TRAFFIC INFRASTRUCTURE PLANNING

Tel: (203) 234-7862

Fax: (203) 234-9154

November 12th, 2020

Alison Kapushinski, PE
Town Engineer
45 South Main Street
Room #203
Wallingford, CT 06492

**Re: Traffic Peer Review Services
Proposed 7-Eleven Convenience Store with Fueling Operations
1033 North Colony Road (U.S. Route 15)
Wallingford, CT**

Dear Alison,

VN Engineers, Inc. (VNE) is pleased to submit our proposal to perform a peer review of the traffic impact study and site plan for the proposed 7-Eleven convenience store and fueling facility at 1033 North Colony Road (U.S. Route 15) in Wallingford, Connecticut. VNE is a DBE firm that specializes in all aspects of Traffic and Transportation Engineering. Over our 37-year history, we have work with many municipalities, private developers, and the Connecticut Department of Transportation on countless traffic impact studies. The attached document outlines the complete scope of work you requested, including objectives, procedures, identification of responsibilities, and estimated fees.

If you have any questions, please do not hesitate to call. We appreciate your consideration of our team and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'CTVZ', written over a circular stamp or mark.

Christopher T. Van Zanten, P.E., PTOE
Senior Transportation Engineer

Proposed Scope of Services

Proposed 7-Eleven Convenience Store with Fueling Operations
1033 North Colony Road
Wallingford, Connecticut

SCOPE OF SERVICES

VN Engineers, Inc. (VNE) will perform the following services as part of the traffic peer review for the 7-Eleven Convenience Store with Fueling Operations proposed at 1033 North Colony Road in Wallingford, CT:

1. Review the Traffic Impact Study prepared by Milone & MacBroom, dated November 6, 2020.
2. Review the Overall Site Plan (Sheet C-4), Site Plan (Sheet C-5), and Vehicle Circulation Plan prepared by Stonefield Engineering & Design, dated November 6, 2020.
3. Perform site visit to observe the existing traffic conditions and traffic operations within the study area.
4. Prepare a memo detailing VNE's comments and findings from the peer review. It is assumed that a draft memo will be submitted with one round of comments and questions from the Town that will be incorporated into a final memorandum prior to issuing to the Town of Wallingford Planning and Zoning Commission.
5. Prepare for and attend one Planning and Zoning meeting to present the findings from the peer review.

FEE FOR SERVICES

VN Engineers' fee for the services identified above will be a lump sum of \$4,250. Monthly invoices will be delivered for services rendered. A final invoice will be delivered for outstanding fees associated with this project upon completion.

ADDITIONAL SERVICES

VN Engineers will perform Additional Services (services not specified under Scope of Services), provided VNE and The Town of Wallingford have agreed in writing to the scope of and fee for these Additional Services.



Town of Wallingford, Connecticut

412-206

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

KACIE A. HAND, A.I.C.P.
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

December 7, 2020

7-Eleven, Inc.
C/O Attorney Dennis Ceneviva
Ceneviva Law Firm
721 Broad Street
Meriden, CT 06450

RE: Special Permit Application #412-20
1033 North Colony Road

Attorney Ceneviva:

This office has the following preliminary comments/questions regarding the submitted application and associated plans:

1. If this property is divided before action on this application than plans would need to be revised to reflect the simple division.
2. Demolition Plan shows a proposed temporary sediment basin with no elevations nor outfall. Details are required.
3. Demo Plan also shows an "existing sign to be relocated". What is the existing sign for and to where will it be relocated?
4. Zoning Table does not appear to include fuel pump canopy in building coverage calculations?
5. Zoning Table appears to reflect rear yard of new store as depicted on a previous plan. New plan rear yard should be called out and explained in table.
6. What is the purpose of or need for two points of two way connection between this proposed facility and the Sonic Restaurant to the south. It would appear that the driveway furthest from the front entrance is somewhat limited in terms of both accessibility and maneuverability.
7. Landscaping Plan appears to show 9 rather than the listed 8 Maple trees.
8. Sedimentation and Erosion Control Plan shows construction entrance at north end of property. Are you proposing the use of the existing driveway throughout the construction process?
9. Submitted traffic study is lacking required data per comments of Town Engineer dated 11/16/20.
(attached)

Please note: Any responses/correspondence, additional documents and/or revised plans must be received by the Planning & Zoning Department by the close of business on **Wednesday, December 9, 2020** in order to be provided to the Planning & Zoning Commission prior to the Monday, December 14, 2020 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the Wednesday, December 9, 2020 cutoff, Commission policy is that the application will not be considered/discussed at the upcoming meeting since the necessary information has not been provided.

If you have any questions or need clarification about any of the above comments, or you wish to discuss the comments or your application further, please do not hesitate to contact the Planning Office at 203-294-2090.

Regards,


Thomas Talbot
Planner