

**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, June 10, 2024 commencing at 7:00 p.m., to hear and discuss the following:

1. **PZC #24-4 – 16 Sugar Hill Road** - Special Permit per 17-2.D to construct a 50' x 50' shed that exceeds the footprint of the principal structure. Zone: Residential Design District. Applicant: Andrew Kindstedt.
2. **PZC 24-5 – 259 Hartford Turnpike** – Special Permit Modification to add ten new gravel parking spaces behind the existing building. Zone: CIZ-A. Applicant: 259 Hartford Turnpike, LLC.

Copies of these applications are on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Tuesday, May 28, 2024 and
Thursday, June 6, 2024



**TOWN OF TOLLAND
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN OR SPECIAL PERMIT APPROVAL**

PZC # 24-5

What are you applying for? (check one):

Site Plan (new)

Special Permit (new)*

Site Plan Modification

Special Permit Modification*

**Most special permit applications require submittal of a site plan, with no additional fee for site plan required.*

Property Information	
Property Address:	<u>259 Hartford Turnpike Tolland CT. 06084</u>
Property Owner:	<u>259 Hartford Turnpike, LLC</u>
Zone: <u>CIZ-A</u>	Map/Block/Lot: <u>Map 19 Block B Lot 4</u>

Applicant Information	
Applicant Name:	<u>259 Hartford Turnpike, LLC</u>
Mailing Address:	<u>45 Eastdale Ave. North Suite 200 Poughkeepsie NY 12603</u>
Phone Number: <u>845-635-2000</u>	Email Address: <u>feberhard@kirchhoffcompanies.com</u>

ABushnell@Bushnellassociatesllc.com

Applicable Section of the Zoning Regulations which pertains to the proposed activity:
<u>Section 19.1.D.2 Waiver Requested Due to Nature and Intensity of Proposed Use</u>

Describe proposed buildings, site work, and use:
<u>Proposing 10 new RV parking spots in two new processed aggregate surfaced locations behind the existing building.</u>
<u>Adding one RV parking spot (pavement marking) to existing paved location behind the existing building.</u>
<u>Please see attached drawing.</u>

Please submit the following with this form:

1. The fee must be submitted to be considered a complete application.
2. 7 paper copies and a pdf of the full plans, including all items required on the plans pursuant to Zoning Regulations.
3. The check list contained in Section 20-10 of the Zoning Regulations with an explanation of any submittal requirements for which the applicant seeks a waiver.

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: Fred Berhard Jr Date: 5/8/2024
 Property Owner Signature*: Fred Berhard Jr Date: 5/8/2024

*Or submit signed letter authorizing applicant to submit application on property owner's behalf.

OFFICE USE ONLY

P&Z # _____

Administration	
Town Fee:	\$150.
State DEEP Fee:	\$60
Engineering Rev Fee:	
Form of Payment:	check
Date Submitted:	5/9/24
Date of Receipt:	
Legal Notice Dates:	
Date of Decision:	
Legal Notice of Decision:	
Extensions: (if any)	



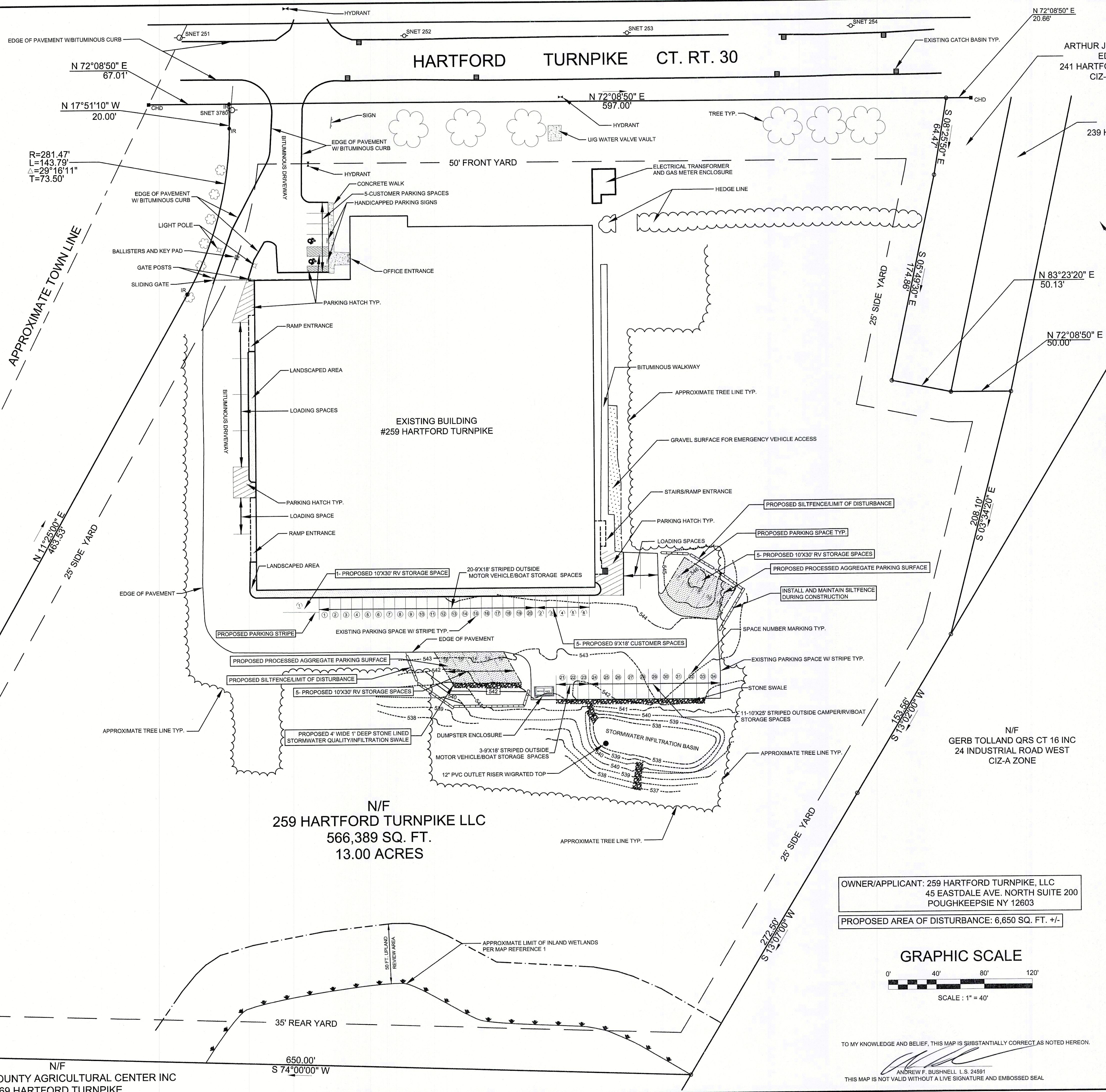
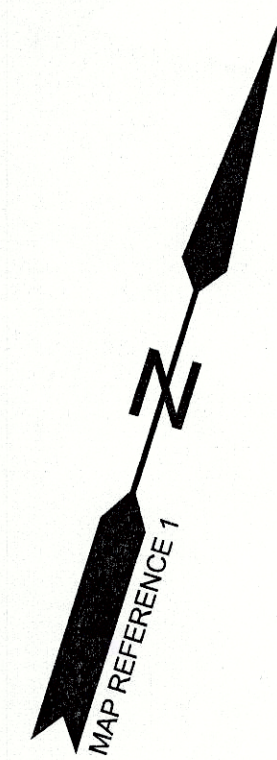
Description:

Section 20-10. Items to Be Shown on Plans

Item	Type of Application	
	Special Permit	Site Plan
The Basics		
<input checked="" type="checkbox"/> Plan sheets shall be 24" X 36".	X	X
<input checked="" type="checkbox"/> The plans shall be drawn to a scale of one inch equals 40 feet. One inch equals 50 feet or one inch equals 100 feet may be used if the parcel size warrants such a scale. If a scale of one inch equals 100 feet is used, areas where details are required for review purposes shall be shown at a scale of one inch equals 40 feet.	X	X
<input checked="" type="checkbox"/> Graphic scale, date of drawing and of all revisions, and name of person preparing Site Plan.	X	X
<input checked="" type="checkbox"/> A north arrow, labeled, and its relation to magnetic north.	X	X
<input checked="" type="checkbox"/> Title block.	X	X
<input checked="" type="checkbox"/> Address of property, lot number, and name and address of owner of record.	X	X
<input type="checkbox"/> Letter of authorization by property owner, permitting staff and Commissioners to enter and inspect the subject property.	X	X
<input checked="" type="checkbox"/> Engineer's seal and signature and/or surveyor's seal and signature.	X	X
<input checked="" type="checkbox"/> Name and signature of certified soil scientist.		X
<input checked="" type="checkbox"/> Commission signature block on the first sheet.	X	X
Zoning		
<input checked="" type="checkbox"/> Zone and zone boundaries of subject property and all property within five hundred (500) feet.	X	
<input type="checkbox"/> Aquifer Protection Overlay Zone boundary.	X	X
Surroundings		
<input checked="" type="checkbox"/> A 1,000-scale key map showing location of the property with respect to nearby streets, adjacent properties, municipal boundaries and notable landmarks.	X	X
<input type="checkbox"/> A 200-scale plan showing all properties or portions which fall within 500 feet of any part of the subject property. Such properties shall be identified. The information must be as per the most current Assessor's records.	X	X
<input checked="" type="checkbox"/> Town line locations if within 500 feet of the site of the proposal.	X	X
Property Details		
<input checked="" type="checkbox"/> Property boundaries, dimensions and area, as shown on an A-2 survey.	X	X
<input checked="" type="checkbox"/> General topographic features of the site.	X	X
<input checked="" type="checkbox"/> Existing and proposed contours drawn at two-foot intervals, including location and elevation of bench marks.		X
<input checked="" type="checkbox"/> Wooded areas, wood lines, hedgerows and unique topographic and geological features such as substantial rock outcrops and large boulders.		X
<input checked="" type="checkbox"/> Locations of all existing and proposed buildings, structures and uses, including but not limited to stone walls, sidewalks, curbing, driveways, parking and loading areas and abutting streets.	X	X
<input checked="" type="checkbox"/> Easements, rights-of-way, open spaces, identified, labeled and dimensioned as appropriate.		X
<input type="checkbox"/> Area of the site to be disturbed and/or developed in square feet and as a percentage of entire site.	X	X
<input checked="" type="checkbox"/> Total area of building footprints and gross usable floor area of each and total thereof.	X	X
<input type="checkbox"/> Area of existing and proposed impervious surfaces in square feet and as a percentage of entire site.	X	X
<input checked="" type="checkbox"/> Proposed "limit of work line" outside of which no land or natural features will be disturbed.		X
<input checked="" type="checkbox"/> Wetland boundaries and watercourses as established by a certified soil scientist, including minimum wetland buffers.		X
<input checked="" type="checkbox"/> Dimensions of all yards as required by these Regulations, including frontage of established building line if used in lieu of street frontage.	X	X
<input checked="" type="checkbox"/> Locations and descriptions of water supply and sewage disposal facilities, including the location of primary and reserve septic systems if required.	X	X
<input checked="" type="checkbox"/> Conceptual storm drainage plan.	X	
<input checked="" type="checkbox"/> A storm drainage plan in compliance with the Town of Tolland Design Manual, including the calculations for existing and proposed conditions for all drainage structures on and off the property which may be affected by this proposal.		X

Section 20-10. Items to Be Shown on Plans

Item	Type of Application	
	Special Permit	Site Plan
<input checked="" type="checkbox"/> Stream encroachment lines as established by DEEP.	X	X
<input checked="" type="checkbox"/> Flood hazard areas as shown on Flood Insurance Rate Map, including panel number.	X	X
<input checked="" type="checkbox"/> Road names, rights-of-way and pavement widths.	X	X
<input checked="" type="checkbox"/> Edges of existing pavement, curb cuts and drainage structures within 300 feet of the site.		X
<input checked="" type="checkbox"/> Street curve data.		X
<input checked="" type="checkbox"/> Typical pavement section.		X
<input type="checkbox"/> Indication from DOT that plans were submitted for review or that review is not required.		X
<input checked="" type="checkbox"/> Adjacent utility poles and numbers.	X	X
<input checked="" type="checkbox"/> A soil erosion and sediment control plan in accordance with Article 4.		X
<input checked="" type="checkbox"/> Location, data and dates of deep pit and percolation test sites, if required.	X	X
<input checked="" type="checkbox"/> A landscape plan prepared by a licensed landscape architect, per Section 19-3.		X
<input checked="" type="checkbox"/> Lighting plan per Section 19-4.		X
<input checked="" type="checkbox"/> Statement of easements and deed restrictions which affect the plan.		X
<input checked="" type="checkbox"/> Any other similar information determined necessary by the Commission in order to provide for the proper enforcement of these Regulations.	X	X



N/F
TOLLAND COUNTY AGRICULTURAL
CENTER INC
269 HARTFORD TURNPIKE
MAIL: 24 HYDE AVE. ROUTE 30
VERNON, CT. 06066
CIZ-A ZONE

N/F
ARTHUR J. & NOREEN J.
EDGAR
241 HARTFORD TURNPIKE
CIZ-A ZONE

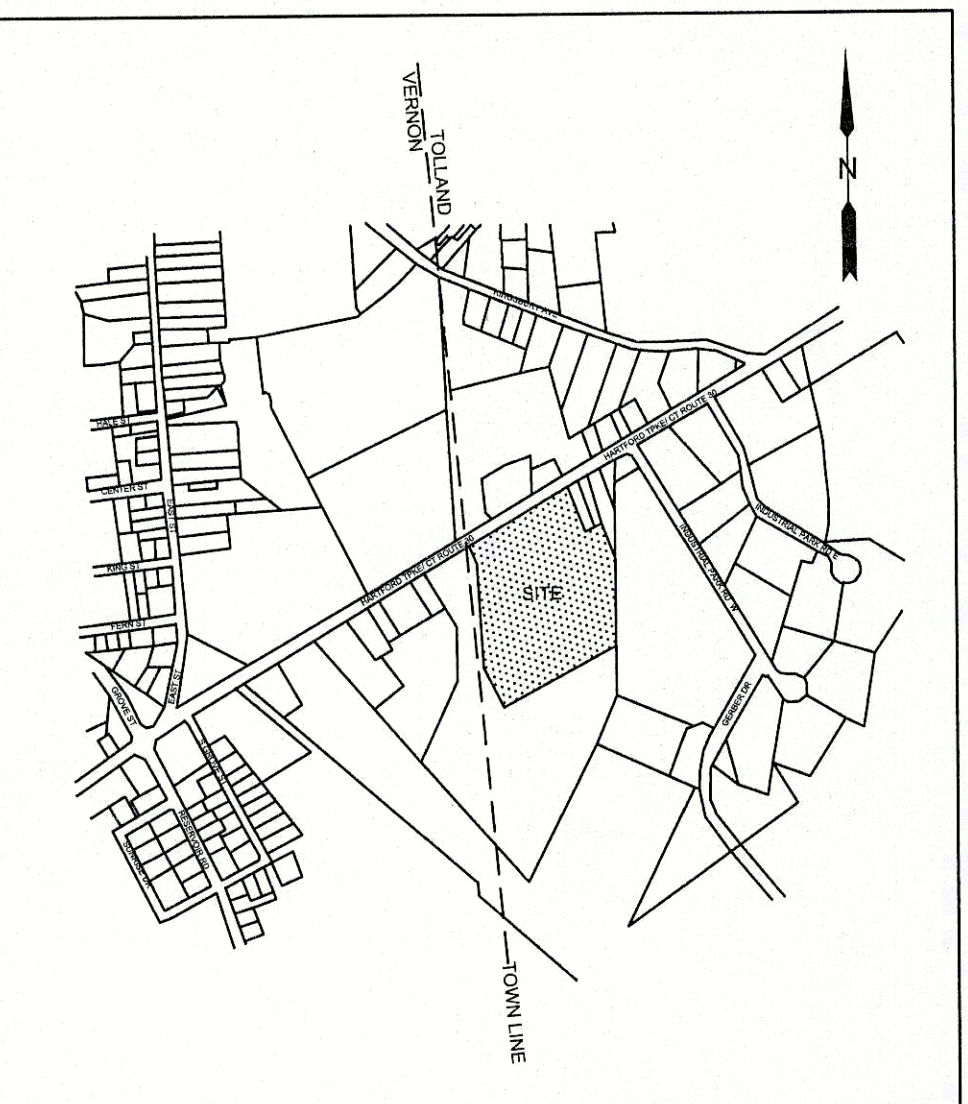
N/F
JONATHAN DION
239 HARTFORD TURNPIKE
CIZ-A ZONE

N/F
FREDERICK P. JR. & DAWN
CAMICHAEL
235 HARTFORD TURNPIKE
CIZ-A ZONE

N/F
GERB TOLLAND QRS CT 16 INC
24 INDUSTRIAL ROAD WEST
CIZ-A ZONE

N/F
259 HARTFORD TURNPIKE LLC
566,389 SQ. FT.
13.00 ACRES

N/F
TOLLAND COUNTY AGRICULTURAL CENTER INC
269 HARTFORD TURNPIKE



KEY MAP
SCALE 1"=1000'

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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-3. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF PROPOSED PARKING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
2) PROPERTY IS LOCATED IN A CIZ-A ZONE.
3) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 0901710015A EFFECTIVE DATE APRIL 1, 1982.
4) THE PROPERTY IS SHOWN ON THE TOWN OF TOLLAND ASSESSOR'S MAP 19 BLOCK B LOT 4.
5) INLAND WETLANDS BOUNDARY SHOWN WAS TAKEN FROM MAP REFERENCE 1.
6) THE TOPOGRAPHY SHOWN IS BASED ON NGVD 1988 DATUM.

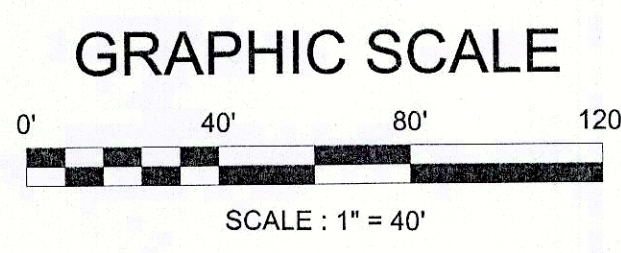
MAP REFERENCES:
1) PLAN PREPARED FOR KIRCHHOFF ACQUISITIONS, LLC 259 HARTFORD TURNPIKE TOLLAND, CT. LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY SCALE: 1" = 40' DATE: 9/25/2018 FILE NO. 2018-45 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042

CONSTRUCTION NOTES:
1) THE CONTRACTOR MUST CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
2) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
3) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS AND INFORMATION CONTAINED IN THESE PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

- LEGEND**
- ◻ EXISTING CONNECTICUT HIGHWAY DEPARTMENT MERESTONE
 - EXISTING IRON ROD
 - EXISTING UTILITY POLE
 - ◻ CATCH BASIN
 - ⊕ HYDRANT
 - TREE
 - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - PROPOSED LIMIT OF DISTURBANCE
 - - - PROPOSED SILTFENCE/LIMIT OF DISTURBANCE

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

OWNER/APPLICANT: 259 HARTFORD TURNPIKE, LLC
45 EASTDALE AVE. NORTH SUITE 200
POUGHKEEPSIE NY 12603
PROPOSED AREA OF DISTURBANCE: 6,650 SQ. FT. +/-



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
ANDREW F. BUSHNELL L.S. 24591
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

	PLAN PREPARED FOR		
	KIRCHHOFF ACQUISITIONS, LLC		
259 HARTFORD TURNPIKE		TOLLAND, CT.	
IMPROVEMENT LOCATION SURVEY			
SCALE: 1"=40'	DATE: 5/7/2024	FILE NO. 2018-45	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			

EROSION AND SEDIMENTATION PLAN:

PROJECT: CONSTRUCTION OF ADDITIONAL ON-SITE PARKING

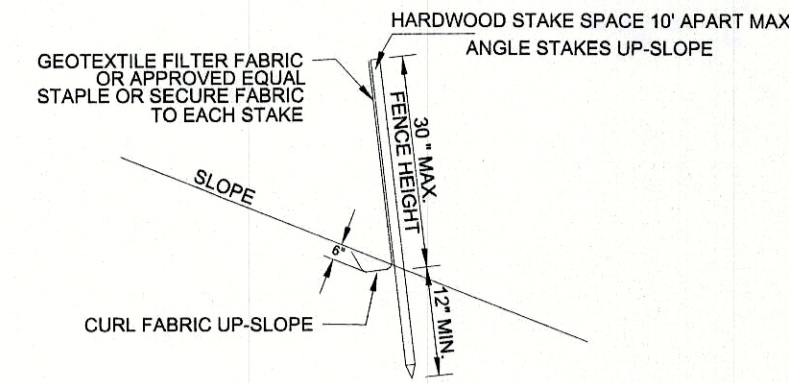
APPROXIMATE PROJECT START DATE: JULY 15, 2024
 APPROXIMATE PROJECT COMPLETION DATE: SEPTEMBER 15, 2024

- 1.) EROSION AND SEDIMENTATION CONTROL ACTIVITIES TO CONFORM TO PRACTICES OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.
- 2.) PRIOR TO SITE DISTURBANCE INSTALL SILT FENCE AT LOCATIONS SHOWN ON THE MAP. INSTALL SEDIMENT CONTROL MEASURES AT CATCH BASINS RECEIVING STORM WATER RUN OFF FROM THE DISTURBED AREAS. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAYBE REQUIRED AS FIELD CONDITIONS REQUIRE.
- 3.) INSPECT AND REPAIR AS REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY, ALSO BEFORE AND AFTER LARGE RAIN STORMS. REMOVE SEDIMENT BUILD UP FROM SILT FENCE, CATCH BASIN SILT SACKS AND SUMPS AS REQUIRED.
- 4.) CONSTRUCT PARKING AREAS AS SHOWN.
- 5.) SPREAD TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE. USE A GRASS SEED MIXTURE BASED ON SITE CONDITIONS (i.e. SUN OR SHADE) AND THE SEASONAL WEATHER CONDITIONS.
- 6.) REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER ENTIRE SITE HAS BEEN STABILIZED AND PERMANENT GROUND COVER GROWTH HAS MATURED.

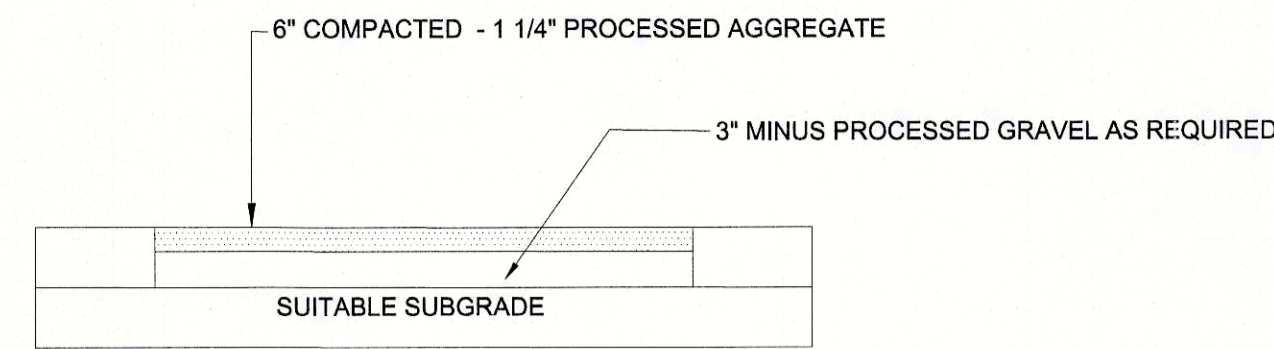
SITE SEEDING NOTES:
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 80 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".
 SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.
 MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
		OR	
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



SILT FENCE DETAIL
NOT TO SCALE



GRAVEL PARKING SURFACE
NOT TO SCALE

CONSTRUCTION NOTES:

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- 2.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
- 3.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS AND INFORMATION CONTAINED IN THESE PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

THE LOCATIONS OF UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. THE LOCATIONS WERE DERIVED FROM FIELD LOCATIONS AND/OR EXISTING MAPPING. ADDITIONAL UTILITIES NOT SHOWN ON THIS MAP MAY EXIST. THE OWNER OR CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-922-4455) PRIOR TO THE START OF ANY CONSTRUCTION TO VERIFY UTILITY LOCATIONS.

	BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875		
	PLAN PREPARED FOR KIRCHHOFF ACQUISITIONS, LLC 259 HARTFORD TURNPIKE TOLLAND, CT.		
E&S PLAN / CONSTRUCTION NOTES & DETAILS			
SCALE: NONE	DATE: 5/7/2024	FILE NO. 2018-45	SHEET: 2 OF 2
REVISIONS:			