

May 31, 2018



Chairman Michael Rossi
Clinton Planning & Zoning Commission
54 East Main Street
Clinton, CT 06413

RE: Planning Comment on SP/CAM Application 18-023, Advanced Technologies, 115 Nod Road

Architecture
Engineering
Planning
Land Surveying
Environmental Services

Chairman Rossi and PZC Members,

I have been asked to review Application #SP/CAM 18-023, proposing to add a new 12,393 square foot industrial building to an existing industrial/manufacturing site at 115 Nod Road, along with associated parking and driveway/loading access. I have reviewed the application and the applicable Zoning Regulations for this Site Plan. Please consider the following notes:

- I agree with the notes of Eric Knapp, ZEO dated May 30, 2018 regarding the detail deficiencies of the Site Plan, including the need to add details on traffic flow and vehicle circulation, including proposed signage at new drive/parking areas;
- Building or parking lot lighting to be added, if any, should be shown and detailed on the Site Plan;
- It should be noted that Eric Knapp's memo noted that this was a proposed residential dwelling, which appears to be a typographical error. The proposed use is an expansion of the existing industrial use in the I-P Zoning District;
- It is my understanding that the Wetlands permit and the CAM commentary by CT-DEEP have been received, and in the case of CAM, the use of Low Impact Development stormwater management techniques have been suggested. The onsite grading and drainage plan, with a grassed swale and a stormwater management depression to the north of the new parking area seem to provide this treatment;
- While the building is technically subject to design review, it is a one-story metal-frame industrial building to be placed on the interior of a well-landscaped site, to the rear of an existing two-story building. In brief, it will be quite obscured from the public view and design concerns should not be a high priority. It would be my recommendation that the Design Review Board forego a lengthy review of this proposal;
- The Site Plan appears to meet the bulk and loading requirements of the Zoning Regulations;

- As of May 31, neither the Fire Marshal nor the Health District (CRAHD) had provided a letter of review and approval of this proposal. In the case of the Fire Marshal, it is my understanding that a commercial/industrial building of over 10,000 square feet will require some sort of advanced fire suppression, but I would defer to his expertise on this matter. I recommend that the Commission withhold final action on this application until both of these entities issue their reports

All of the foregoing notes are relatively minor in nature and there do not appear to be any fatal flaws in the proposal to add an industrial building to an existing industrial use in an industrially-zoned property. Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,



John P. Guskowski, AICP
Consulting Town Planner