

CLA Engineers, Inc. Civil - Structural - Surveying 817 Main Street, Norwich, CT 06250 (860) 885-1144 Fax (860) 885-1145 78 N. 87 West Main Street, Orange 06477 Town of East Lyme, Connecticut	
PROJECT NO.: DATE:	DRAWING NO.: DATE:
GUY'S OIL SERVICE STATION PROPOSED BUILDING	
SHEET NO. 1 OF 1	

THIS DRAWING IS THE PROPERTY OF CLA ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CLA ENGINEERS, INC. IS STRICTLY PROHIBITED.

DATE: 7/20/19

BY: [Signature]

- REVISIONS:**
- 1. DATE: 01-11-17
 - 2. DATE: 01-11-17
 - 3. DATE: 01-11-17
 - 4. DATE: 01-11-17
 - 5. DATE: 01-11-17
- NOTES:**
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Division of Construction Services
Office of the State Building Inspector

February 4, 2020

Mr. Thomas P. Carlone
Thomas P. Carlone, AIA, LLC
22 North Farms Road
Avon, CT 06001

RE: M-0063-20 [87 West Main Street, Niantic]

Dear Mr. Carlone:

I have reviewed the referenced request for modification of Section 307.1, of the 2015 International Building Code portion of the 2018 State Building Code which sets forth requirements for "Group H" occupancy.

It is my decision to *approve* this modification, as requested, and allow six (6) oil trucks to be parked within a fully sprinklered building and not be considered a "Group H" occupancy. This decision is based on the actual amount of fuel oil stored in the building.

If you have any questions, please contact me directly at 860-713-5900.

Sincerely,

Daniel Tierney
Deputy State Building Inspector

DT:bags

c: Steven E. Way, East Lyme Building Official

Town of East Lyme

Zoning Official
PO Box 519
Niantic, Connecticut 06357
(860) 691-4119

CERTIFICATE OF ZONING COMPLIANCE

ZONE: CA

Owner's Name: MRB Associates I.L.C.

Property Address: 87 W Main St

Assessor Map No.: 11.3 Lot No.: 101

Use: New Commercial Building for 12,000 sq ft storage facility

Zoning Official: *Colin M. ... 10/21/2020*

Comments & Conditions:

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.....

THIS CERTIFICATE OF ZONING COMPLIANCE HAS BEEN GRANTED FOR ZONING COMPLIANCE ONLY.

A SEPARATE CERTIFICATE OF OCCUPANCY MUST ALSO BE OBTAINED FROM THE BUILDING OFFICIALS OFFICE.

Notice to Applicants

Be advised that recently revised Section 8-3(f) and Section 8-7 of the Connecticut General Statutes (Public Act No. 03-144) The Statutes now require that you be informed that upon issuance of a Certificate of Zoning Compliance you may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in this municipality stating that the Certificate has been issued, or (2) any other method provided for local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (b) the location of the building, use or structure, (c) the identity of the applicant, and (d) a statement that any aggrieved person may appeal to the Zoning Board of Appeals in accordance with the provisions of Section 8-7 of the Connecticut General Statutes, as amended by Public Act No. 03-144.

Town of East Lyme

P.O. BOX 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

Zoning Permit # _____

Date Entered into ZP Log _____

ZONING PERMIT

Date: _____ Assessor's Map/Lot/Unit #: _____

Affected Property Address: 87 W. MAIN ST., NIAN TIC, CT

Type of Project (Description of Work): BUILD VEHICLE STORAGE BUILDING [12,000 SQFT]

Property Owner's Name: GUY'S OIL Phone #: (860) 739-8700

Property Owner's Address: 87 W. MAIN ST., NIAN TIC, CT

Applicant's Name: GARDNER CONSTRUCTION & INDUSTRIAL SERVICES, INC Phone #: (413) 535-1500

Applicant's Address: 47 OLIVE ST., CHICOPPEE, MA

PLEASE COMPLETE THE BACK OF THE FORM NOW. THEN, SIGN BELOW!!!

Site plan/Plot Plan attached? YES NO

CERTIFICATION:

I HEREBY CERTIFY THAT:

I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR

THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND/OR I HAVE BEEN AUTHORIZED TO MAKE THIS APPLICATION AS AN AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES. ALL INFORMATION CONTAINED WITHIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Owner's Signature: R.B. Gada Sr.

Applicant's Signature: [Signature]

Permit Fee: \$ 500.00
State Fee: \$60.00
Total: \$ 560.00

Reviewed & Updated 3/20/2014

CP# 1052

ZONING PERMIT Page 2

Approval is based on documentation provided by the applicant. Applicant is responsible to provide accurate and true documentation on plot plan/site plan.

Zone CA Use vehicle service station Lot Coverage 20%
Height 30 ft Front Yard 72 ft Side Yard 17 ft Rear Yard 110 ft

Primary Aquifer? YES NO x

Secondary Aquifer? YES NO x

CAM-within boundary? YES x NO

Review Required x Exemption

Flood HAZARD-FIRM Community Map Panel No. NA FIRM Zone

Site Plan Review Req. (CA-CB-CM) by Zoning Commission ZEO N/A

D.O.T. Traffic Generator Certification Required? YES NO x

Soil Erosion and Sediment Control: plan submitted

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Application is: APPROVED DENIED

Comments/Conditions:

East Lyme Zoning Enforcement Officer

Date: 7/25/19

Town of East Lyme

P.O. BOX 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

Zoning Permit # _____

Date Entered into ZP Log _____

ZONING PERMIT

Date: _____ Assessor's Map/Lot/Unit #: 11.1/1 & 11.3/101

Affected Property Address: 79 & 87 W. Main Street

Type of Project(Description of Work): Construction of 28,800 SF building in two phases

Property Owner's Name: MRB Associates, LLC Phone #: 860-739-8700

Property Owner's Address: 79 & 87 W. Main Street

Applicant's Name: Guy's Oil Service Station Phone #: 860-739-8700

Applicant's Address: 87 West Main Street

PLEASE COMPLETE THE BACK OF THE FORM NOW. THEN, SIGN BELOW!!!

Site plan/Plot Plan attached? YES NO

CERTIFICATION:

I HEREBY CERTIFY THAT:

I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR
 THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND/OR I
HAVE BEEN AUTHORIZED TO MAKE THIS APPLICATION AS AN AUTHORIZED AGENT, AND
WE AGREE TO CONFORM TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
ALL INFORMATION CONTAINED WITHIN IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Owner's Signature: Richard B. Gada Sr.

Applicant's Signature: Richard B. Gada Sr.

Permit Fee: \$ 500.00
State Fee: \$60.00
Total: \$ 1,160.00

*Site Plan 300.00
Storm water 300.00
Permit 500.00*

*Ch. #
7304*

Reviewed & Updated 3/20/2014

TOWN OF EAST LYME BUILDING PERMIT APPLICATION

Town of East Lyme Building Department
108 Pennsylvania Avenue PO Box 519
Niantic, CT 06357
(860) 691-4114 (860) 691-0351 Fax

Building Permit No: B191104-7
Date of Application: 11/4/19
Commercial or Residential
and/OR
HVAC Electrical Plumbing

Job Location: 87 W. MAIN ST, NIAN TIC, CT

Description of Work to Be Performed: FOUNDATION FOR PLANNED

STORAGE FACILITY 12,000 SF
(Modifications/changes to approved plans must be submitted to ALL departments PRIOR TO CONSTRUCTION.)

Property Owner's Name: GUY'S OIL SERVICE, INC.

Property Owner's Address/Phone: 87 W. MAIN ST, NIAN TIC, CT

Contractor's Name: GARDNERS CONSTRUCTION & INDUSTRIAL SERVICES, INC.

Home Improvement Reg. # / New Home Contractor #: MCO,0602299

Contractor's Mailing Address: 47 OLIVINE ST, CHICORPE, MA 01013

Contractor's Phone/Cell/Email: 413.535-1500 JABRAMS@GARDNERS.COM

Construction Information:

Check appropriate box:

Use Group: <u>S-1 S-2</u>	Municipal Water:	<input checked="" type="checkbox"/>
Construction Type: <u>I & II</u>	Well Water:	<input type="checkbox"/>
Number of Stories: <u>1</u>	Private Septic:	<input type="checkbox"/>
Sq. Ft. of Floor Area per Story: <u>12,000</u>	Municipal Sewer:	<input checked="" type="checkbox"/>
Flood Plain:	Heating System: Yes or <u>No</u>	<input checked="" type="checkbox"/>

IF PROPERTY IS SERVED BY PRIVATE SEPTIC, PLEASE SUBMIT A COPY OF ALL PLANS TO THE LEDGE LIGHT HEALTH DISTRICT, LOCATED WITHIN THE BUILDING OFFICE.

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CERTIFICATION: I hereby certify that: I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief.

Printed name of Applicant: JOSH ABRAMS

Applicant Address: 47 OLIVINE ST, CHICORPE, MA 01013

Applicant Phone/Call/Email: (413) 409-2251 / JABRAMS@GARDNERS.COM

Applicant Signature: [Signature] Date:

Commercial or Residential - Check Trade Permits Included:

ELEC PLMB HVAC SPR
CRS # WC exp 11/1/2020

Estimated Value of Work: \$ <u>827,000</u>
Permit Fee: \$ <u>8,270.00</u>
State Education Fee: \$ <u>212.92</u>
Total: \$ <u>8482.02</u>

505 19-3

Approved by: [Signature]

Date: 01/30/20 Rev. 1/2010

Town of

P.O. Drawer 519
Zoning Department
William Mulholland,
Zoning Official



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

October 16, 2020

Via Email: ecallahan@sswbagg.com

Eric W. Callahan
Sulsman Shapiro Attorneys-At-Law
2 Union Plaza, Suite 200
PO Box 1591
New London CT 06320

RE: Zoning Compliance Request
79 and 87 W Main Street, Niantic

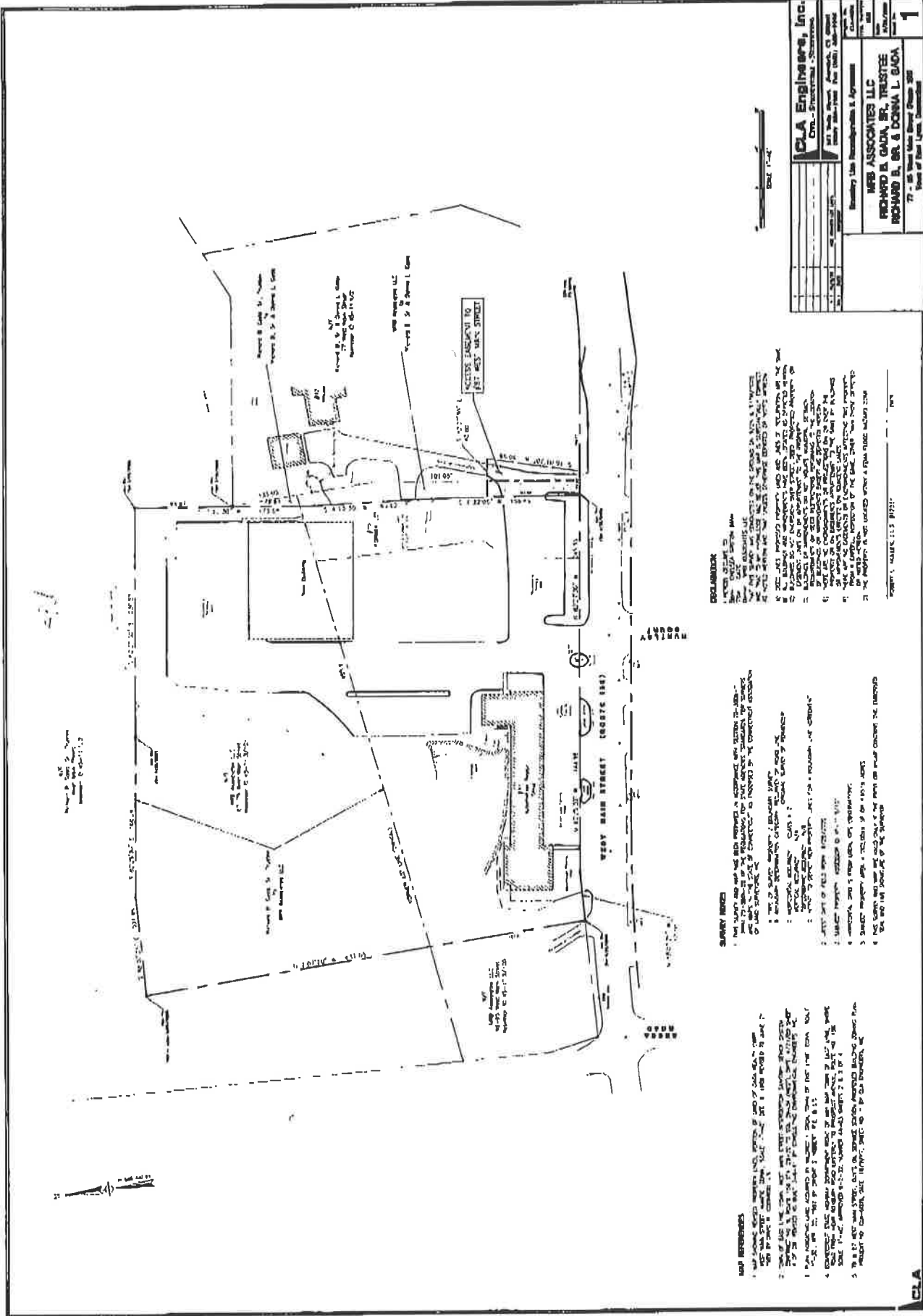
Dear Attorney Callahan,

I am writing in response to your request for a zoning compliance letter for the above referenced property at 79 and 87 W Main Street. A brief review finds that the subject property is located in a CA Commercial Zoning District and is conforming with all applicable zoning regulations.

Should you have any questions please feel free to contact me.

Sincerely,


William Mulholland
Zoning Official



- MAP REFERENCES**
1. THE RECORDING OFFICE HAS REVIEWED THE RECORDING AND FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT REGULATIONS.
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- GENERAL NOTES**
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- DEED SUMMARY**
1. THE RECORDING OFFICE HAS REVIEWED THE RECORDING AND FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT REGULATIONS.
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CLA Engineers, Inc. Civil - Structural - Surveying	
Building Use, Recordation & Agreements 77 - 25 West Main Street, Suite 205 Westport, Connecticut 06894	
MER ASSOCIATES LLC RICHARD B. GAHA, SR., TRUSTEE RICHARD B. GAHA & DONNA L. GAHA	1

To: Chris

From: Lora Murphy at Suism an
Shapiro

Fax No: 860-739-2851

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