

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme

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MEMORANDUM

To: William Mulholland, Zoning Official,
East Lyme Zoning Commission

From: Gary A. Goeschel II, Director of Planning/Inland Wetlands Agent

Date: August 12, 2021

Re: 51 Boston Post Road - Site Plan Review

Information submitted by the Applicant which was considered in this review:

- Plans entitled "Proposed Filling Station with Drive Thru, located at 51 Boston Post Road, East Lyme, CT, 06333, prepared for Noble Energy Real Estate Holdings, LLC, 131 Buckingham Street Suite 301, Hartford, CT dated April 30, 2021, revised though July 2, 2021" by James A. Bernardino, PE of CMG Environmental Services / Engineering Services, 67 Hall Road, Sturbridge, MA 01560
- Traffic Report, prepared by F.A. Hesketh & Associates, Inc. dated April30, 2021
- Stormwater Report entitled "Noble Energy Real Estate Holdings, LLC" Proposed Filling Station with Drive Thru, 51 Boston Post Road (Route 1) East Lyme, CT dated April 30, 2021, revised July 2, 2021 by CMG Environmental, Inc.
- Supplemental Documents entitled "1) Redi-Rock Limestone Brochure, 2) Example Limestone Retaining Wall Image 3) Example Vinyl Fencing Image, 4) Vinyl Picket Fence Detail date July 29, 2021" by CMG Environmental, Inc
- Fuel Dispensing System General Information by CMG Environmental/ Engineering Services, Inc.
- Opinion of Probable Cost, by CMG Environmental/ Engineering Services, Inc.

This office has reviewed the above referenced information and has the following comments:

1. The Drainage Report indicates that the proposed stormwater design improvements for the site will reduce off-site runoff. According to the Report runoff will be reduced at each outfall location with the exception Outfall 2S where there is no change in off-site runoff.

2. The Traffic Report indicates that the traffic volumes associated with the proposed super convenience store with fueling stations and truck fueling stations can readily be accommodated by the existing roadway network. In addition, the proposed site driveways are properly located with respect to adjacent intersections and with respect to available sight distances. Further, the Report indicates they are properly designed to accommodate the anticipated driveway volumes. It is worth noting the 2022 Combined afternoon (PM) Traffic Volumes, bring the ICU Level of Service (LOS) at the I-95 Off Ramp/I-95 On Ramp & Route 1, to a "C" as compared to the combined morning (AM) volumes where the LOS is an "A". In regard to the Route 1 & Site Drive 1, the 2022 Combined PM Traffic Volumes brings the LOS to a "B" and the Route 1 & Site Drive 2 LOS is an "A". Finally, the Combined Saturday Traffic Volume for the I-95 Off Ramp/I-95 On Ramp and Route 1 will bring the LOS to an "E".
3. Based on the Opinion of Probable Cost for Erosion & Sedimentation Controls estimates \$11,505.00. As such, this Department recommends an Erosion and Sedimentation Control Bond (aka Financial Guarantee) in the amount of \$15,000.00 dollars which, includes a 30% contingency to control erosion and sedimentation, as specified on the applicant's certified plan, or as conditions may require.
4. As the Inland Wetland Agent for the East Lyme Inland Wetlands Agency and pursuant to Section 12 of the East Lyme Inland Wetlands and Watercourses Regulations, after finding the conduct of the proposed activity would result in no greater than a minimal impact on any wetlands or watercourse upon review of the site development plans entitled "Proposed Filling Station with Drive Thru, located at 51 Boston Post Road, East Lyme, CT, 06333, prepared for Noble Energy Real Estate Holdings, LLC, 131 Buckingham Street Suite 301, Hartford, CT dated April 30, 2021," by James A. Bernardino, PE of CMG Environmental Services / Engineering Services, 67 Hall Road, Sturbridge, MA 01560 and the Stormwater Report entitled "Noble Energy Real Estate Holdings, LLC, Proposed Filling Station with Drive Thru, 51 Boston Post Road (Route 1) East Lyme, CT dated April 30, 2021", I issued an Inland Wetlands Permit (Permit# 21-31, see attached) for the land alteration of approximately 13,900-square feet associated with the demolition of an existing building, paved areas and infrastructure and construction of a 7,798-square foot convenience store with drive-thru and fueling facility with an 8 multi-product fueling dispenser and associated appurtenances on July 8, 2021 which, permit will expire on July 7, 2026, provided no extension of time to conduct said regulated activities is requested.
5. Upon review of the above referenced documents, including the site development plan, which was revised to July 2, 2021, complies with the issued East Lyme Inland Wetlands Agency Permit# 21-31 (see attached).



EAST LYME INLAND WETLANDS AGENCY

Approved On: 7/8/2021

PERMIT NUMBER: 21-31

Expires On: 7/7/2026

51 BOSTON POST RD

Map Lot: 36.0 61

Approved By:

Gary A. Goeschel II, Agent

Applicant Name: Noble Energy Real Estate Holdings, LLC

Owner Name: IHERB CHAMBERS OF EAST LYME INC

Owner Address: 47 EASTERN BLVD
GLASTONBU CT 06033

Site Plan Title:

Proposed Filling Station with Drive Thru, 51 Boston Post Road, East Lyme, CT 06333, dated 4/30/2021, prepared by CMG Engineering & Environmental Services

Erosion and Sedimentation Control Agent:

Noble Energy Real Estate (860) 593-0129
Holdings, LLC (Paul Dimock)

Activity Permitted:

The land alteration of approximately 13,900s.f. associated with the demolition of an existing building, paved areas and infrastructure and construction of a 7,798s.f. Convenience Store with drive-thru and fueling facility 8 multi-product fueling dispenser and associated apputenances.

Conditions:

1. All disturbed areas shall be controlled and stabilized at all times.
2. All standard conditions apply.
3. Prior to the start of any work, a complete site development plan signed, stamped, and sealed by both a land surveyor and engineer licensed in the State of Connecticut shall be submitted to the Inland Wetlands Agent.
4. An As-built survey shall be submitted to the Inland Wetlands Agent upon project completion prior to the issuance of a zoning compliance or Certificate of Occupancy.

STANDARD CONDITIONS

1. NOTIFY WETLANDS ENFORCEMENT OFFICER AT LEAST 2 DAYS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS.
2. NOTIFY WETLANDS ENFORCEMENT OFFICER AT COMPLETION OF PERMIT FOR FINAL INSPECTION AND SIGN OFF.
3. ADDITIONAL WORK BEYOND THIS PERMIT IN THE WETLANDS OR WATERCOURSE OR ITS 100' REGULATED AREA WILL REQUIRE APPROVAL FROM THE INLAND WETLANDS AGENCY OR ITS CERTIFIED AGENT.
4. CHANGES TO THE PLAN LISTED ON THIS PERMIT REQUIRE NOTIFICATION TO THE WETLANDS ENFORCEMENT OFFICER AND MAY REQUIRE AGENCY APPROVAL- A NEW PLAN WILL BE GIVEN TO AGENT BEFORE WORK BEGINS.

PERMIT NOTES

1. ANY APPLICATION TO RENEW A PERMIT SHALL BE GRANTED UNLESS THE AGENCY FINDS THAT THERE HAS BEEN A SUBSTANTIAL CHANGE IN CIRCUMSTANCES. NO PERMIT SHALL BE VALID FOR MORE THAN 10 YEARS.
2. NO PERMIT SHALL BE ASSIGNED OR TRANSFERRED WITHOUT THE WRITTEN PERMISSION OF THE INLAND WETLANDS AGENCY OR ITS AGENT.
3. THIS AGENCY HAS RELIED IN WHOLE OR PART ON INFORMATION PROVIDED BY THE APPLICANT, IF SUCH INFORMATION PROVES TO BE FALSE, DECEPTIVE, INCOMPLETE OR INACCURATE, THE PERMIT MAY BE MODIFIED, SUSPENDED OR REVOKED.
4. CONSERVATION TAGS, IF REQUIRED FOR THIS PERMIT, ARE PROVIDED BY THE WETLANDS ENFORCEMENT OFFICER AND INSTALLED BY PERMIT OWNER.
5. IF THE ACTIVITY AUTHORIZED BY THE AGENCY'S PERMIT ALSO INVOLVES AN ACTIVITY WHICH REQUIRES ZONING OR SUBDIVISION APPROVAL, SPECIAL PERMIT, VARIANCE, OR SPECIAL EXCEPTION, UNDER SECTIONS 8-3G, 8-3C, OR 8-26 OF THE CT GENERAL STATUTES, NO WORK PURSUANT TO THE WETLAND PERMIT MAY BEGIN UNTIL SUCH APPROVAL IS OBTAINED.



EAST LYME INLAND WETLANDS AGENCY

PERMIT NUMBER: 21-31

51 BOSTON POST RD

Map Lot: 36.0 61

Approved On: 7/8/2021

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6. THE PERMITEE SHALL IMPLEMENT SUCH MANAGEMENT PRACTICES CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT AS NEEDED TO CONTROL STORM WATER DISCHARGES AND PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS AND WATERCOURSES. EROSION DEVICES SHALL BE REMOVED UPON COMPLETION OF THE WORK, AND THE DISTURBED AREAS SHALL BE STABILIZED.