

July 22, 2022

Project Narrative

Proposed Commercial Development
190, 196, 202 Flanders Road
East Lyme, Connecticut

This project includes the redevelopment of 190, 196, 202 Flanders Road, East Lyme, Connecticut to include a new 4,200 SF convenience store. 190 & 196 Flanders Road are currently owned by Atlantis Real Estate LLC, and 202 Flanders Road is owned by AMG, Pub II LLC. These companies are under common ownership.

The existing three properties contain a total of 2.28 acres and are located within the CA Commercial District. 190 Flanders Road is currently developed with a mixed use retail and restaurant building. 196 Flanders Road is currently undeveloped but contains a gravel parking area. 202 Flanders Road is currently occupied by a Citgo gas station and Quik Mart building. All three properties have direct access to Flanders Road.

The site is abutted to the north and south by commercial uses, and bordered on the west by the Pattagansett River. Beyond the river to the west are athletic fields and East Lyme Middle School. To the east, across Flanders Road, are single family residential uses on Clarks Lane.

A FEMA floodplain and designated inland wetlands are located adjacent to the Pattagansett River in the western portion of #190 and 196 Flanders Road.

The proposed development includes the construction of a new 4,200 SF convenience store and associated parking spaces, sidewalks, dumpster enclosure, utilities, site lighting, and landscaping. The existing Quik Mart building will be demolished and removed from the site. The existing fueling facility canopy, islands, and tanks will remain.

The stormwater management system has been designed in accordance with the requirements of the CTDEEP Stormwater Quality Manual and the CTDOT Drainage Manual. Stormwater runoff will be collected through multiple catch basins located on site and routed into a subsurface retention system designed to treat and retain the required water quality volume. A hydrodynamic separator is also proposed to provide additional water quality. Runoff will be discharged from the underground system to a flared end and rip-rap level spreader upgradient of the inland wetlands.

Proposed erosion controls have been designed in accordance with the CTDEEP 2002 Connecticut Guidelines for Soil Erosion and Sediment Control Handbook. Total disturbance is estimated to be 40,770 SF+/- . Proposed controls include the use of perimeter silt fence, inlet protection, an anti-tracking pad, and outlet protection. A double row of silt fence is proposed closest to the inland wetlands.