

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 4/3/23 Zone: RU40/20 Email: Bscheer@eltownhall.com

Applicant's Name: Town of East Lyme

Applicant's Address: PO Box 519 - 108 Pennsylvania Ave. Niantic CT 06357 Telephone: Bill Scheer 860-691-4101

Location of Affected Premises: Transfer Sta. 91 Roxbury Rd, Niantic, CT Assessor's Map/Block/Lot: 15.0 / 2


Owner of Record: Town of East Lyme Volume/Page: 173 / 522

Owner's Address: PO Box 519 - 108 Pennsylvania Ave. Niantic CT 06357 Telephone: Bill Scheer 860-691-4101

DESCRIPTION OF SPECIAL PERMIT REQUESTED {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

Installation of replacement In-ground Scale, Scale House,
and Employee only Bathroom.

Signature of Owner:  William A. Scheer

Signature of Applicant:  William A. Scheer

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached:	YES	NO		PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	
				OUTDOOR DINING RENEWAL	\$20.00	
Site Plan Attached:	YES	NO	N/A	SITE PLAN FEE	\$300.00	
				STORM WATER	\$300.00	
				STATE FEE:	\$60.00	
CHECK #:				TOTAL DUE:	\$ <u> </u>	

Date Approved: _____ Date Denied: _____

Approval subject to conditions below:

1. _____
2. _____

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____

East Lyme Zoning Chairman

Know All Men By These Presents

That WE, RONALD A. DeBRIAE and MARY A. DeBRIAE of the Town of East Lyme, County of New London and State of Connecticut, hereinafter referred to as the Releasors,

for divers good causes and considerations thereunto moving, especially for ONE (\$1.00) DOLLAR and other valuable considerations received to our full satisfaction of

THE TOWN OF EAST LYME, a municipal corporation located in the County of New London and State of Connecticut,

have remised, released, and forever quitclaimed, and do by these presents, for ourselves, and our successors and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said Releasee,

THE TOWN OF EAST LYME

successors, heirs and assigns forever, all such right and title as we the said Releasors have ~~had~~ or ought to have in or to

That certain tract of land shown on a plan entitled, "Map Showing Exchange of Properties Between the Town of East Lyme and Peter S. & Carmen N. Porrello and Ronald A. & Mary A. DeBriae on Roxbury Road and Adjacent to Road into the Landfill in the Town of East Lyme Prepared by Office of Town Engineer Scale 1" = 40' October, 1977", bounded and described as follows:

Commencing at a monument in the northwesterly highway line of Roxbury Road at the southerly corner of land to be conveyed by the Town of East Lyme to Peter S. Porrello and Carmen N. Porrello; and thence running southwesterly in a straight line to the end of a stone wall, and continuing southwesterly to the end of said stone wall; and thence running southwesterly in a straight line to an iron pipe shown on said plan; thence running north 12° 58' 10" west seventeen and sixty-four hundredths (17.64) feet along a stone wall; and thence running northeasterly one hundred seventy (170.00) feet, more or less, to a monument; and thence running northeasterly two hundred fifty-five (255.00) feet, more or less, to the monument at the place of beginning.

"No Conveyance Tax Collected"

Arthur B. Williams
Asst Town Clerk of East Lyme"

PUBLIC NOTICE

SPECIAL PERMIT

APPLICATION

TRANSFER STATION

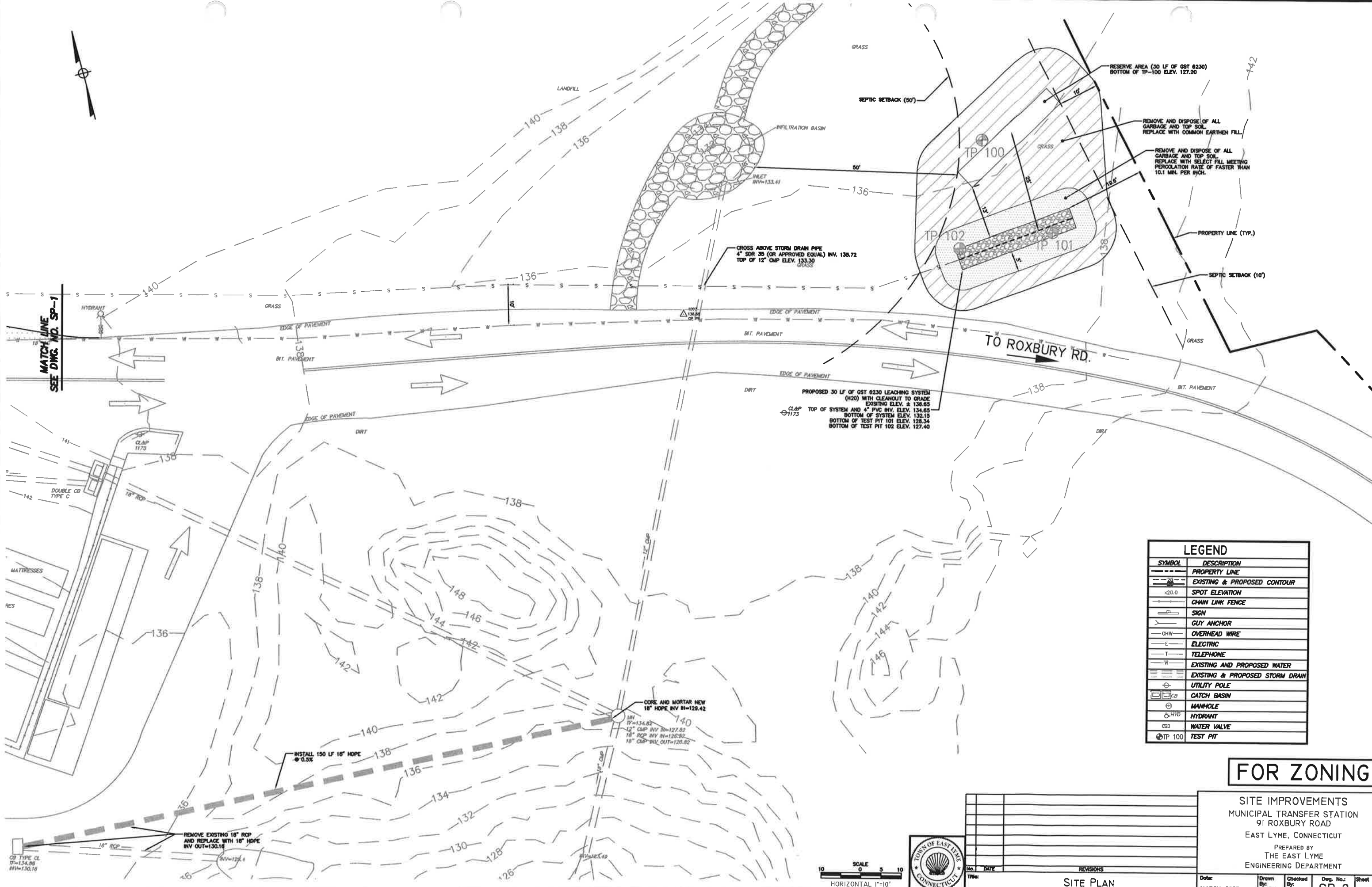
NEW SCALE HOUSE,

SCALE & RESTROOM

ZONING MEETING

AT TOWN HALL

5/18/23 7:30PM



LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EXISTING & PROPOSED CONTOUR
20.0	SPOT ELEVATION
---	CHAIN LINK FENCE
---	SIGN
---	GUY ANCHOR
OHW	OVERHEAD WIRE
E	ELECTRIC
T	TELEPHONE
W	EXISTING AND PROPOSED WATER
---	EXISTING & PROPOSED STORM DRAIN
⊕	UTILITY POLE
⊕	CATCH BASIN
⊕	MANHOLE
⊕	HYDRANT
⊕	WATER VALVE
⊕ TP 100	TEST PIT

FOR ZONING

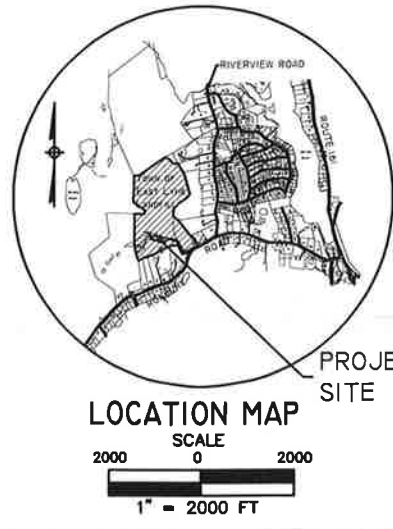
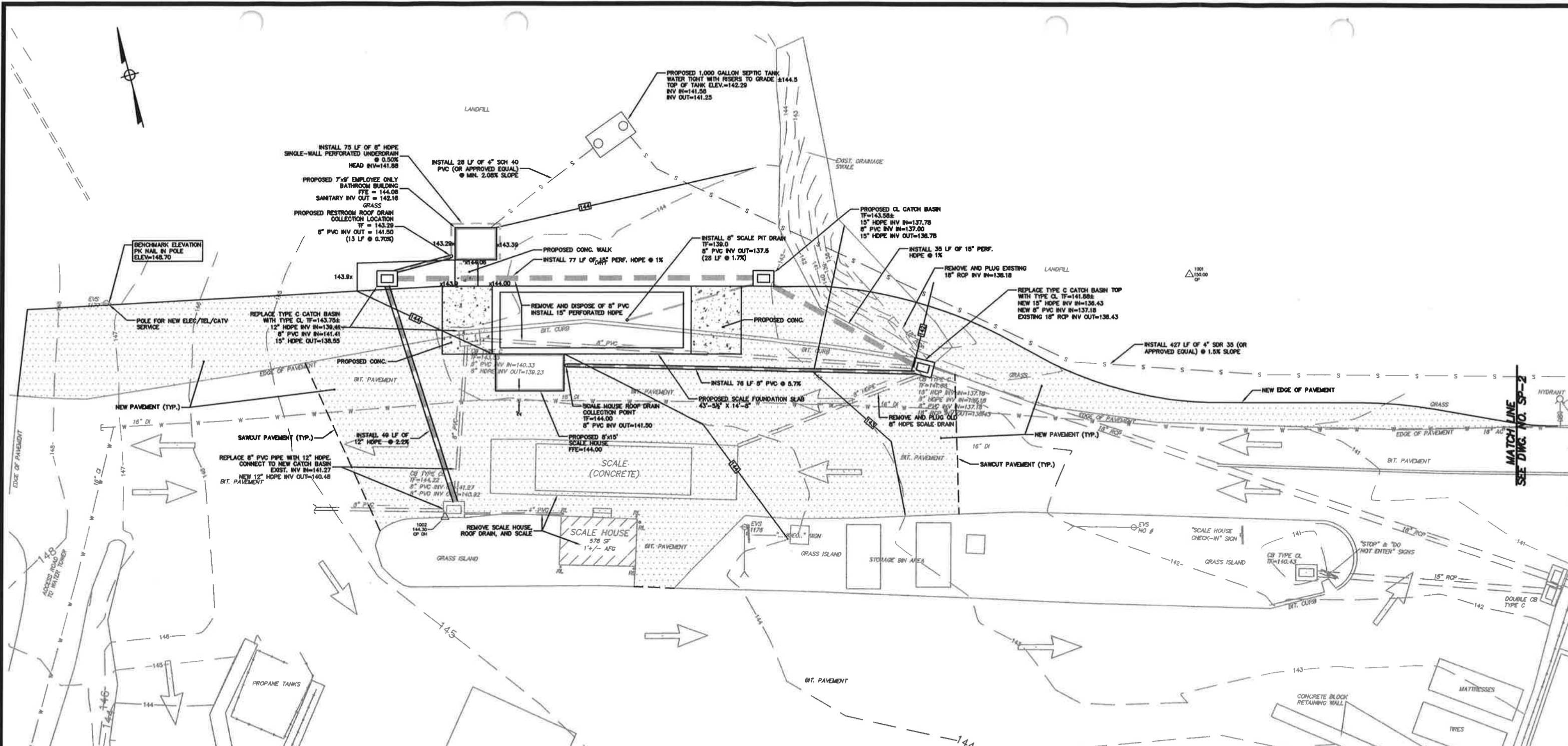
SITE IMPROVEMENTS
MUNICIPAL TRANSFER STATION
91 ROXBURY ROAD
EAST LYME, CONNECTICUT
PREPARED BY
THE EAST LYME
ENGINEERING DEPARTMENT



SCALE
0 5 10
HORIZONTAL 1"=10'

No.	DATE	REVISIONS

Date: MARCH, 2023
Drawn By: PJG
Checked By: BAS
Dep. No.: SP-2
Sheet No.: 2 OF 2



LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	EXISTING & PROPOSED CONTOUR
•	SPOT ELEVATION
—•—	CHAIN LINK FENCE
—	SIGN
—	GUY ANCHOR
—OHW—	OVERHEAD WIRE
—E—	ELECTRIC
—T—	TELEPHONE
—W—	EXISTING AND PROPOSED WATER
—SD—	EXISTING & PROPOSED STORM DRAIN
○	UTILITY POLE
□	CATCH BASIN
⊕	MANHOLE
⊕HYD	HYDRANT
⊕WV	WATER VALVE
⊕TP 100	TEST PIT

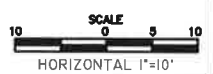
- GENERAL NOTES**
- HORIZONTAL CONTROL PROVIDED BY TOWN OF EAST LYME ENGINEERING DEPT.
 - ELEVATION IS BASED ON NAVD83.
 - UTILITY INFORMATION SHOWN IS FROM THE EAST LYME WATER AND SEWER DEPARTMENT AS-BUILT PLANS.
 - EXISTING TOPOGRAPHY TAKEN FROM FIELD SURVEY DATED FEBRUARY 24, 2023.
 - NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN A FLOOD HAZARD ZONE.
 - PROPOSED ROAD LAYOUT AND SITE DESIGN SHALL CONFORM TO TOWN OF EAST LYME STANDARDS.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL FOLLOW THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. AT A MINIMUM, THE CONTRACTOR SHALL KEEP HAYBALES, GEOTEXTILE SILT FENCE OR STRAW WATTLES ON-SITE IN ORDER TO CONTROL ANY UNANTICIPATED SEDIMENT LADEN STORMWATER FLOWS.
 - INSPECT EROSION AND SEDIMENT CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.

ZONING INFORMATION

ZONE: RU-40/20 (RURAL DISTRICT)

USE: MUNICIPAL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	40,000 SF	49.31 AC	N/A
2	MINIMUM LOT FRONTAGE	150 FEET	> 150 FEET	N/A
3	MINIMUM FRONT SETBACK	50 FEET	> 50 FEET	N/A
4	MINIMUM SIDE SETBACK	30 FEET	> 30 FEET	N/A
5	MINIMUM REAR SETBACK	30 FEET	> 30 FEET	N/A
6	MAXIMUM BUILDING HEIGHT	30 FEET	< 30 FEET	N/A
7	MAXIMUM BUILDING COVERAGE	20 PERCENT	< 20 PERCENT	N/A



NO.	DATE	REVISIONS

FOR ZONING

SITE IMPROVEMENTS
MUNICIPAL TRANSFER STATION
91 ROXBURY ROAD
EAST LYME, CONNECTICUT
PREPARED BY
THE EAST LYME
ENGINEERING DEPARTMENT

SITE PLAN

ITEM NO.	DESCRIPTION & QUANTITY	QUANTITY	UNIT	MANUFACTURER	MODEL NO.	FINISH	INSTALLATION	REMARKS
1	FRP WALL SYSTEM 4' x 8' x 8'	1	EA	FRP WALL SYSTEM	4' x 8' x 8'	FRP WALL SYSTEM	FRP WALL SYSTEM	FRP WALL SYSTEM
2	FRP WALL SYSTEM 4' x 8' x 8'	1	EA	FRP WALL SYSTEM	4' x 8' x 8'	FRP WALL SYSTEM	FRP WALL SYSTEM	FRP WALL SYSTEM

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- NOTES:
- FRP WALL SYSTEMS TO BE FULLY INSTALLED WITH ALL MANUFACTURERS' BASE MOLDING, JOINT CONNECTORS, CORNER CONNECTORS AND END CAPS AS NEEDED.
 - FLOORING TILE TO BE TOWN WILL PROVIDE AND INSTALL

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1	FRP WALL SYSTEM 4' x 8' x 8'	1	EA	FRP WALL SYSTEM	4' x 8' x 8'	FRP WALL SYSTEM	FRP WALL SYSTEM	FRP WALL SYSTEM

- NOTES:
- GRAB BARS SHALL BE STAINLESS STEEL. TOWN WILL PROVIDE AND INSTALL
 - ALL INTERIOR PLUMBING PIPE SHALL BE "PDI" TYPE (NOT COPPER).

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1	FRP WALL SYSTEM 4' x 8' x 8'	1	EA	FRP WALL SYSTEM	4' x 8' x 8'	FRP WALL SYSTEM	FRP WALL SYSTEM	FRP WALL SYSTEM

- NOTES:
- TOWN WILL PROVIDE AND INSTALL AUTOMATIC SOAP DISPENSERS, TOILET TISSUE DISPENSERS, AND MIRRORS.
 - CONTRACTOR WILL PROVIDE AND INSTALL HAND DRYERS.

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1	FRP WALL SYSTEM 4' x 8' x 8'	1	EA	FRP WALL SYSTEM	4' x 8' x 8'	FRP WALL SYSTEM	FRP WALL SYSTEM	FRP WALL SYSTEM

REMARKS:

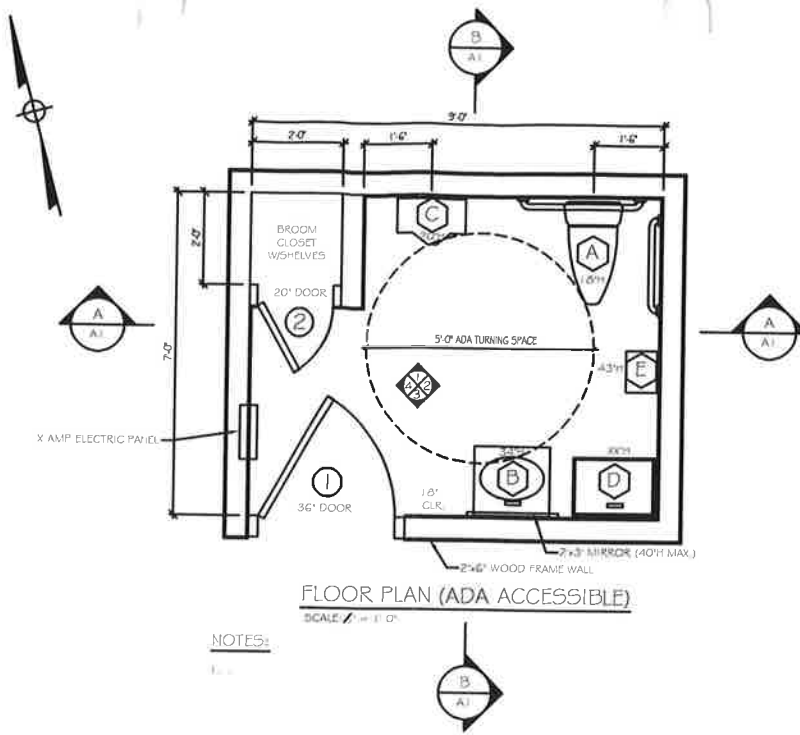
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

GRAY VINYL SIDING, SHED STYLE ROOF/GRAY SHINGLES, WINDOW ON SOUTH ELEVATION ONLY APPROX. 12 FEET HIGH (TBD)

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOTES:

**BATHROOM BUILDING
EAST LYME
TRANSFER STATION**

PREPARED BY
**THE EAST LYME
ENGINEERING
DEPARTMENT**
EAST LYME, CONNECTICUT

NO.	DATE	REVISION

**FLOOR PLAN,
SCHEDULES,
AND ELEVATIONS**

Date: APRIL, 2023
 Proj. No:
 Drawn By: PG
 Scale:
 Checked By: BS
 File No.