

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 6/21/23 Zone: CA Email: mfrisbie@noblegasct.com

Applicant's Name: Michael Frisbie

Applicant's Address: 131 Buckingham St, Hartford, CT 06106 Telephone: 860-462-0527

Business Name (if applicable): Noble

Location of Affected Premises: 51 Boston post Rd, East Lyme, CT Assessor's Map/Block/Lot: 36.0161

Owner of Record: Noble East Lyme LLC. Volume/Page: 1070/169

Owner's Address: 131 Buckingham St, Hartford, CT 06106 Telephone: 860-206-7104

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: special permit for free standing sign, Section 18 of the zoning Regs.

Signature of Owner: [Signature]

Signature of Applicant: [Signature]

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 25.3.3-1). 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 \$150.00 150

OUTDOOR DINING RENEWAL \$20.00

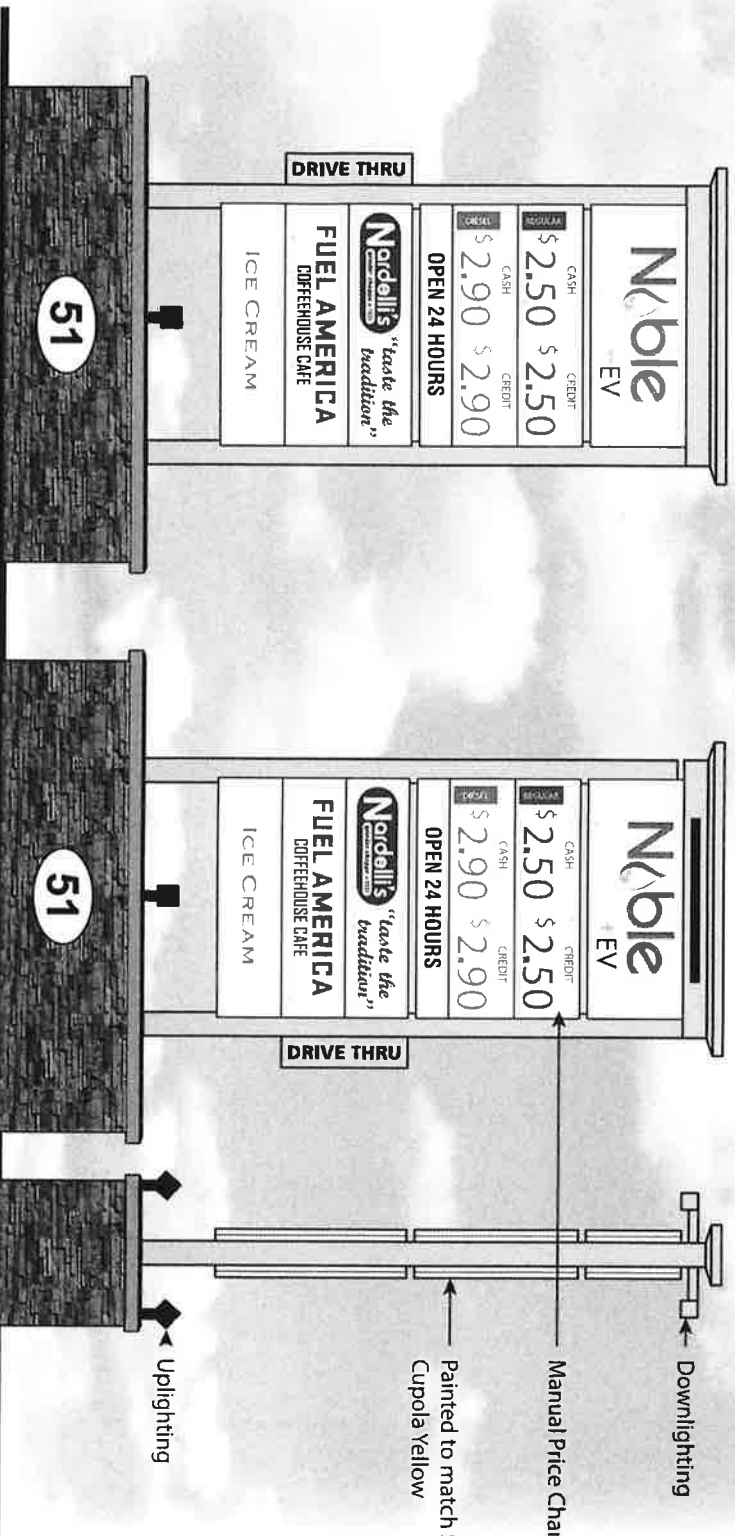
Site Plan Attached: YES NO N/A SITE PLAN FEE \$300.00

STORM WATER \$300.00

CHECK #: 1090 STATE FEE: \$60.00

TOTAL DUE: \$210

Date Approved: Date Denied: Publication Date: Effective Date: 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 Official



FRONT ELEV. - SIDE A

FRONT ELEV. - SIDE B

SIDE ELEV

Customer Approval: APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

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Project Address:
Noble Gas
51 Boston Post Rd
East Lyme, CT 06333

SPI WO #: e38971
Issue Date: 12/9/2022

Salesperson: Pete Rappocco
Designer: G.D

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

- Revisions:
- B.A - 12/16/2022 - REV 2
 - B.A - 12/19/2022 - REV 3
 - B.A - 12/22/2022 - REV 4
 - B.A - 12/28/2022 - REV 5
 - B.A - 1/10/2023 - REV 6
 - B.A - 1/12/2023 - REV 7
 - G.D - 5/22/2023 - REV 8
 - G.D - 5/15/2023 - REV 9
 - B.A - 5/18/2023 - REV 11

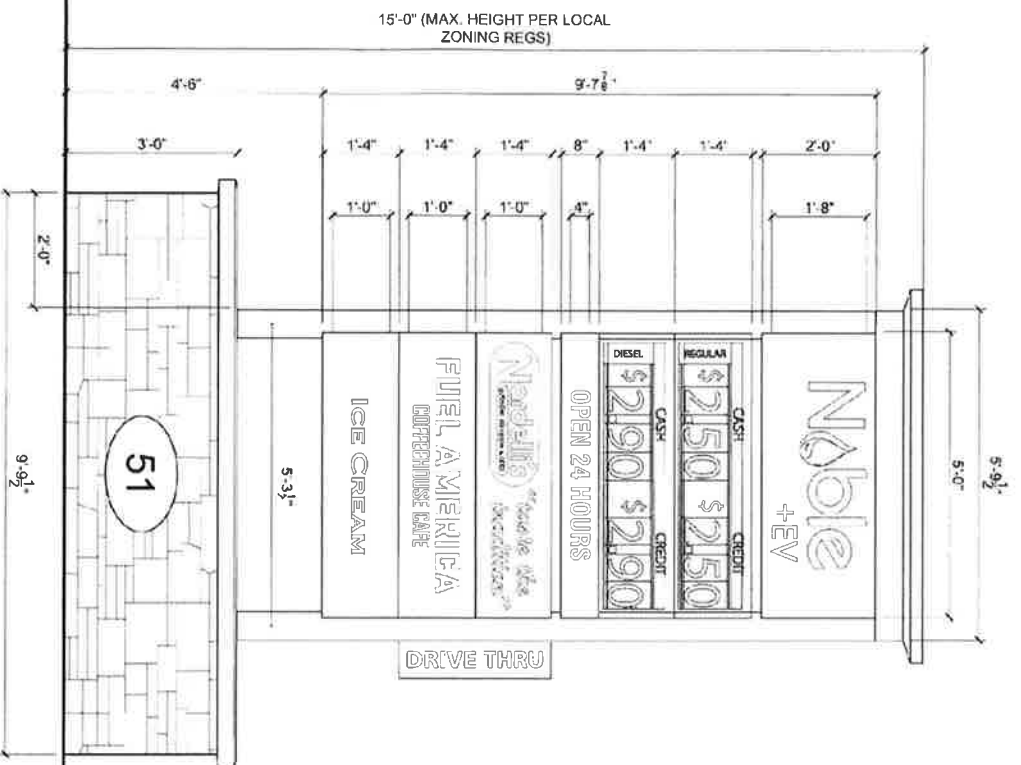


60 Westfield Drive
Plantville, CT 06479
860.229.1812

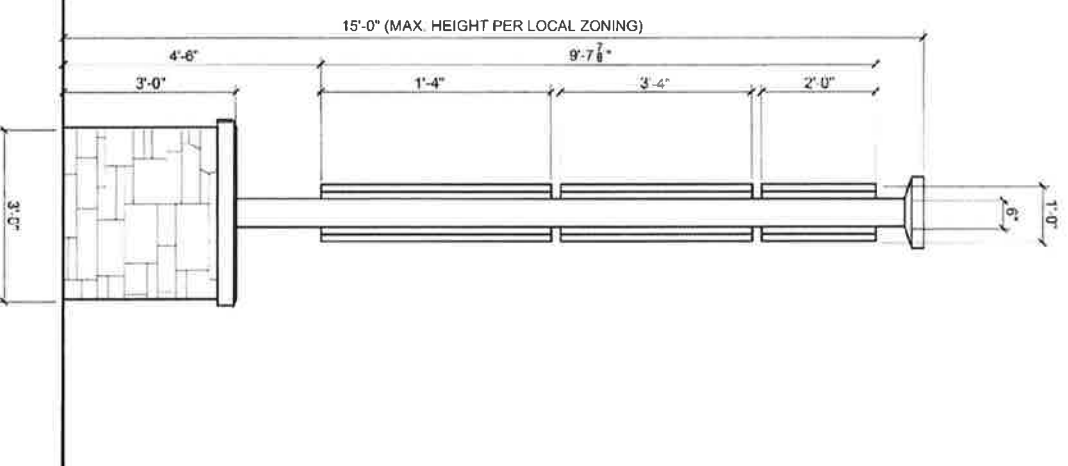


SIGN TYPE
Pylon

PAGE
9 of 10



FRONT ELEV



SIDE ELEV



Project Address:
Noble Gas
51 Boston Post Rd
East Lyme, CT 06333

SPI WO #: a38911
Issue Date: 12/9/2022

Salesperson: Pete Rappoccio
Designer: G.D

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

- Revisions:
- B.A. - 12/16/2022 - REV 2
 - B.A. - 12/19/2022 - REV 3
 - B.A. - 12/22/2022 - REV 4
 - B.A. - 12/28/2022 - REV 5
 - B.A. - 1/10/2023 - REV 6
 - B.A. - 1/12/2023 - REV 7
 - G.D. - 5/2/2023 - REV 8
 - G.D. - 5/15/2023 - REV 9
 - B.A. - 5/18/2023 - REV 11

Customer Approval: APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

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signpro-usa.com

60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE
Pylon

PAGE
10 of 10

- EXISTING**
- PROPERTY LINE
 - CURB
 - SETBACK LINE
 - EASEMENT LINE
 - OVERHEAD WIRE
 - GUARDRAIL FENCE
 - UTILITY POLE
 - EDGE OF PAVEMENT
- PROPOSED**
- PROPOSED CAPE COD BERM
 - PARKING SPACES
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - SEPTIC MANHOLE
- LEGEND:**
- PROPOSED CCB
 - PROPOSED DRIVE THRU WINDOW
 - TRACTOR TRAILER BY-PASS LANE
 - PROPOSED CANOPY AND 3 FUELING DISPENSERS
 - PROPOSED CANOPY AND 8 FUELING DISPENSERS
 - PROPOSED SPLIT LIMESTONE FACE RETAINING WALL BY "REDI ROCK" OR APPROVED EQUAL WITH 4-FT HIGH VINYL PICKET FENCE ON TOP
 - PROPOSED 1,000 GAL. DEF UST
 - PROPOSED DIESEL UST
 - EXISTING HIGH RISE SIGN TO REMAIN
 - "NO OVERNIGHT PARKING 15 MINUTES MAX." SIGN (TYP. 2)
 - APPROX. LOCATION OF EXISTING WELL TO REMAIN
 - END OF PROPOSED 6 FOOT HIGH HIGHWAY CHAINLINK FENCE
 - PROPOSED OFF-SITE STRIPING, SIGNAGE AND ROADWAY IMPROVEMENTS. REFER TO PLANS ENTITLED "OFF SITE ROADWAY STRIPING AND SIGNAGE IMPROVEMENTS FOR PROPOSED FUELING STATION WITH DRIVE THRU, PREPARED BY CMG ENGINEERING DATED 05/31/2022, OR LATEST REVISION THERE TO
 - CATCH BASIN OR 30" (BACK FILLED WITH WATER)
 - PROPOSED STOP BAR AND SIGN
 - PROPOSED SPLIT LIMESTONE FACE RETAINING WALL BY "REDI ROCK" OR APPROVED EQUAL WITH 4-FT HIGH VINYL PICKET FENCE AND GUIDE RAIL ON TOP
 - PROPOSED VERTICAL GRANITE CURB WITHIN RIGHT OF WAY
 - PROPOSED AIR TOWER
 - PROPOSED OFF-SITE STRIPING, SIGNAGE AND ROADWAY IMPROVEMENTS. REFER TO PLANS ENTITLED "OFF SITE ROADWAY STRIPING AND SIGNAGE IMPROVEMENTS FOR PROPOSED FUELING STATION WITH DRIVE THRU, PREPARED BY CMG ENGINEERING DATED 05/31/2022, OR LATEST REVISION THERE TO

**ZONING INFORMATION TABLE - EAST LYME, CT
#51 BOSTON POST ROAD**

APPLICANT: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. CURRENT OWNER: HERB CHAMBERS OF EAST LYME INC.
 131 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106 47 EASTERN BLVD GLASTONBURY, CT 06033

ASSESSOR'S MAP ID: 36,0/61

ZONING: CA (COMMERCIAL DISTRICT)

EXISTING USE: RESTAURANT/CLUBS MDL-94, USE CODE: 3260

PROPOSED USE: GASOLINE FILLING STATION - ALLOWED
 FAST FOOD RESTAURANT - SPECIAL PERMIT REQUIRED
 DRIVE THRU - SPECIAL PERMIT REQUIRED
 COASTAL AREA MANAGEMENT SITE PLAN REVIEW REQUIRED

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	7,500 S.F.	141,334 S.F.	141,334 S.F.
LOT FRONTAGE (MIN.)	80 FT.	>80 FT.	>80 FT.
BUILDING SETBACK (STREET)	20 FT.	12.5 FT.	148.4 FT.
BUILDING SETBACK (OTHER)	12 FT.	15.9 FT.	87.0 FT.
MAX. BLDG. COVERAGE (BLD+CANOPY)	35 %	4.4 %	11.1% (1)
MAX. BLDG. HEIGHT	30 FT.	<35 FT.	28.5 FT. (2)

(1) BUILDING+EV CANOPY+FUEL CANOPY+HS DIESEL CANOPY = 15,745 s.f. / 141,334 = 11.1%
 (2) BUILDING HEIGHT IS CALCULATED AS MEAN ELEVATION BETWEEN EAVES (EL.16) AND RIDGE (EL.41) = 28.5

PROPOSED PARKING CALCULATION:

	REQUIRED	PROPOSED
RETAIL (1 SPACE / 250 S.F. GFA)		
1,748 S.F. * (1 SPACE / 250 S.F.) =	6.99 SPACES	
RESTAURANT, FAST FOOD (1 SPACE / 25 S.F. OF PUBLIC FLOOR AREA)		
1,632 S.F. * (1 SPACE / 25 S.F.) =	65.28 SPACES	
TOTAL SPACES =	73 SPACES	75 SPACES (INCLUDING 16 FILLING POSITIONS)
MARKED HANDICAP ACCESSIBLE SPACES (51-75 SPACES) 3 SPACES (1 VAN ACCESSIBLE)	3 HC SPACES	3 HC SPACES

REVISIONS

NO.	DATE	DESCRIPTION
1	07/02/2021	REVISIONS FOR PZC SUBMISSION
2	08/08/2021	TOWN ENGINEER COMMENTS
3	10/20/2021	LHD COMMENTS
4	1/10/2022	DOT COMMENTS
5	3/31/2022	CANOPIES REVISIONS & ADD AIR TOWER
6	5/31/2022	FOR FINAL DOT PERMIT COMMENTS



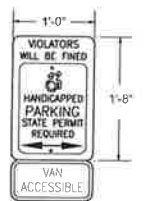
SIGN LEGEND:



A 31-0552Z
36" STOP SIGN
 NOTE: A 36" SIGN (NO. 31-0553Z) SHOULD BE INSTALLED AT THE WESTERN DRIVEWAY WITH LANE USE SIGN (NO. 31-02902)



B 31-1119Z
"DO NOT ENTER" SIGN



C R7-8
ACCESSIBLE PARKING SIGN

GENERAL SITE NOTES:

- EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON AN ON-THE-GROUND SURVEY CONDUCTED BY ACCURATE LAND SURVEYING, LLC, OF WOODBRIDGE, CT ON NOVEMBER 13, 2020, REVISED THRU 04/15/2021
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROPOSED IMPROVEMENTS APPEARS TO LIE WITHIN THE ZONE X, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FIRMEETTE ONLINE RESOURCES, MAP NO. 09011C0477J, EFFECTIVE DATE AUGUST 5, 2013.
 NOTE:
 OFF-SITE ROADWAY DESIGN IS SUBJECT TO CONNECTICUT DEPARTMENT OF TRANSPORTATION APPROVAL

PROJECT: PROPOSED FILLING STATION WITH DRIVE THRU
**51 BOSTON POST ROAD
 EAST LYME, CT 06333**

PREPARED FOR: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC
**131 BUCKINGHAM STREET, SUITE 301
 HARTFORD, CT 06106**

ENGINEERING SERVICES
 ENVIRONMENTAL SERVICES

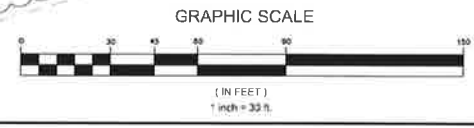
67 Hall Road
 Sturbridge, MA 01560
 Phone: 774-241-0901
 fax: 774-241-0906



ISSUE DATE: 4/30/2021
 DRAWN BY: SH CHECKED BY: JB
 SCALE: 1" = 30'
 PROJECT NO: 2020-144

SITE PLAN

C-1.0



PLAN REFERENCE:
 BASE PLAN PER PLAN ENTITLED "PROPERTY SURVEY OF 51 BOSTON POST ROAD, EAST LYME, CONNECTICUT" PREPARED FOR NOBLE ENERGY REAL ESTATE HOLDINGS, LLC, 113 BUCKINGHAM STREET, SUITE 301, HARTFORD, CT, PREPARED BY: ACCURATE LAND SURVEYING, LLC, 15 RESEARCH DRIVE, WOODBRIDGE, CT, 06525, DATED, NOVEMBER 13, 2020, SCALE 1" = 30'

"CALL BEFORE YOU DIG" NOTE:
 CONTRACTOR REQUIRED TO NOTIFY "CALL-BEFORE-YOU-DIG" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-800-922-4455. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.