

Received

JUN 17 2024

Town of East Lyme
Land Use



APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY

Office Use Only		
Fee Paid <u>\$ 1310 + 444</u>	Date Submitted <u>6/17/24</u>	Application # _____
Date of Receipt _____	Date Approved _____	Permit Number _____
Major Impact: YES NO Public Hearing: YES NO Agent Approved: YES NO		

Note: In accordance with the Inland Wetland and Watercourses Regulations, Eleven (11) copies of all application materials must be submitted.

1. SITE LOCATION (Street) and Description: 296 Flanders Road, East Lyme, CT

Assessor's Map 31.3 Lot # 5

Note: It is the applicant's responsibility to provide the correct site address, map/lot number for the legal notice. Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands and watercourses to be disturbed, soil type(s), and wetland vegetation.

2. APPLICANT: 296 Flanders, LLC

Address: 108 Montauk Avenue, Stonington, CT Phone: _____

_____ Fax: _____

Business: _____ Cell: _____

_____ Email: _____

Applicant's interest in the land: _____

**If the applicant is a Limited Liability Corporation or a Corporation provide the managing member's or responsible corporate officer's name, address, and telephone number.

3. OWNER: 296 Flanders, LLC

Address: 108 Montauk Avenue, Stonington, CT Phone: _____

_____ Fax: _____

Email: _____ Cell: _____

**As the legal owner of the property listed on this application, I hereby consent to the proposed activities. And I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

Owners Printed Name: Ronald Vender (Manager)

Owners Signature: [Signature] Date: 6/13/24

10. Attach a completed DFP reporting form.

The Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-30-14 of the Regulations of Connecticut State Agencies.

11. Name of Erosion Control Agent (Person Responsible for Compliance):

To Be Determined

Address: _____

Phone: _____

Fax: _____

Email: _____

Cell: _____

12. Are you aware of any wetland violations (past or present) on this property? Yes No

If yes, please explain: _____

13. Are there any vernal pools located on or adjacent (within 500') to the property? Yes No

14. For projects that do not fall under the ACOE Category I general permit – Have you contacted the Army Corps of Engineers? Yes No

15. Is this project within a public water supply aquifer protection area or a watershed area? Yes No

16. If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Lyme Water and Sewer Department? Yes No (Proof of notification must be submitted with your application).

17. Attach the appropriate filing fee based on the fee schedule established in Section 19 of the Regulations.
Fee: \$1,310 (Make checks payable to "Town of East Lyme").

18. PUBLIC HEARINGS ONLY: The applicant must provide proof of mailing notices to the abutters prior to the hearing date.

The undersigned Applicant hereby consents to necessary and proper inspection of the above mentioned property by the East Lyme Inland Wetlands Agency and/or its agents at reasonable times both before and after the permit in question has been granted.

The Applicant affirms that the information supplied in this application is accurate to the best of his/her knowledge and belief. As the applicant I hereby certify that I am familiar with the information provided in this application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Printed Name: Ronald Vender (Manager) Date: 6/13/12

Signature: [Handwritten Signature]

Please note:
Above notice to be published in legal section of newspaper having general circulation in the Town of East Lyme. Applicant to pay cost of publication. You or a representative must attend the Inland Wetlands Agency meeting to present your application.

CHECKLIST FOR A COMPLETE APPLICATION

- completed application form including Department of Environmental Protection reporting form (green copy)
- A narrative of the purpose and description and methodology of all proposed activities;
- Alternatives considered by the applicant, reasons for leaving less than a 10' buffer between clearing and the wetlands.
Such alternatives to be diagrammed on a site plan or drawing and submitted to the commission as part of the application;
- Names and mailing addresses of abutting property owners;
- Three copies of approximately 1"=40' scale plans
- Locations of existing and proposed land uses
- Locations of existing and proposed buildings
- Locations of existing and proposed subsurface sewage disposal systems, and test hole descriptions
- Existing and proposed topographical and man-made features including roads and driveways, on and adjacent to the site
- Location and diagrams of proposed erosion control structures
- Assessor map and lot number
- Key or inset map
- North arrow
- Flood zone classification and delineation
- Use of wetland and watercourse markers where appropriate.
- Soil types classification and boundary delineation (flagged and numbered boundary), Soil Scientist's original signature and certification on plans
- Soil Scientist's (or other wetland scientist) report on the function of the wetlands
- Watercourse channel location and flow direction, where appropriate
- 300 ft. regulated area depicted on plans
- Conservation easements where appropriate
- A detailed erosion and sediment control plan which meets requirements set forth in the most recent revision of the *Connecticut Guidelines for Soil Erosion and Sediment Control*, published by the Connecticut Council on Soil and Water Conservation, including:
 - Location of areas to be stripped of vegetation and other unprotected areas
 - Schedule of operations including starting and completion dates for major development phases
 - Seeding, sodding, or re-vegetation plans for all unprotected or un-vegetated areas
 - Location and design of structural sediment control measures
 - Timing of planned sediment control measures
 - Use of wetland and watercourse markers
 - Proper certification on the application documents and plans

In the case of filling in wetlands, watercourses, or regulated upland areas, the following items are necessary:

- Area to be filled
- Volume of requested fill
- Finished slopes of filled areas
- Containment and stabilization measures
- Proposed finished contours
- Evaluation of the effect of filling the wetlands with respect to storage volume and its impact downstream showing before and after development flows, and the evaluation of storm water detention including the existing need for flood control downstream

Other required items:

- Proof of adjoining Town notification, where required;
- All application fees required by Section 16 of these regulations;
- A written narrative detailing how the effects of the applicant's proposed activities upon wetlands and watercourses shall be mitigated.
- A written description of any and all future plans which may be linked to the activities proposed in the current application.
- Address the potential to enhance the current buffer area.
- Review drainage information with Town Engineering
- Mailing requirements for abutters (public hearing only)

Appendix D - ORDINANCE ESTABLISHING SCHEDULE OF FEES FOR CONSERVATION, PLANNING AND ZONING COMMISSIONS

- 1.1 Application Fee **
 - 1.1.1 Residential Uses..... \$150.00 Plus *\$50.00/LOT
Plus Fee from Schedule A
 - 1.1.2 Commercial Uses..... \$400.00
Plus Fee from Schedule A
 - 1.1.3 All Other Uses \$200.00
Plus Fee from Schedule A

*Each lot with regulated activities

**\$60 fee required by C.G.S 22a-27j will be added to the base fees.

- 1.2 Approval by Duly Authorized Agent ** \$100.00
- 1.3 Appeal of Duly Authorized Agent Decision..... \$300.00

- 1.4 Significant Activity Fee \$300.00

- 1.5 Public Hearing Fee
 - 1.5.1 Single Residential \$200.00
 - 1.5.2 Commercial/Industrial/Multi-Family \$450.00

WAIT FOR COMM.'S DEC.

- 1.6 Complex Application Fee Actual Cost

The Inland Wetlands Agency may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts, to advise, analyze, review, and report on issues requiring such experts. The Agency or the duly authorized agent shall estimate the complex application fee, which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the agency's decision.

- 1.7 Permitted and Nonregulated Uses :
 - 1.7.1 Permitted Uses as of Right \$0.00
 - 1.7.2 Nonregulated \$0.00
- 1.8 Regulation Amendment Petitions \$500.00
(Does not include Notices or Regulation Advisories from DEP)
 - 1.8.1 Map Amendment Petitions \$500.00
Plus Fee from Schedule B

- 1.9 Modification of Previous Approval: \$100.00
- 1.10 Renewal of Previous Approval \$100.00

- 1.11 Monitoring Compliance Fee \$100.00 (UPON APPROVAL)

1.12 SCHEDULE A. For the purpose of calculating the permit application fee, the area in schedule A is the total area of wetlands and watercourses and the upland review area upon which a regulated activity is proposed.

SQUARE FEET of AREA

- 1.12.1. Less than 1,000. \$0.00
- 1.12.2. 1,000 to 5,000 \$250.00
- 1.12.3. More than 5,000 \$750.00

1.13 SCHEDULE B. For the purpose of calculating the map amendment petition fee, linear feet in schedule B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.

LINEAR FEET

- 1.13.1. Less than 500 \$0.00
- 1.13.2 500 to 1,000 \$250.00
- 1.13.3 More than 1,000.....\$750.00

Asstter list from Towns GIS system

31.1 14 MAIN

31.3 6
CASH HOME CENTER INC
300 FLANDERS RD
EAST LYME, CT 06333

31.3 5
CASH HOME CENTER INC
300 FLANDERS RD
EAST LYME, CT 06333

31.1 9
EAST LYME CEMETERY
P.O. BOX 84
NIANTIC, CT 06357

30.4 44
EAST LYME LAND TRUST INC
PO BOX 831
EAST LYME, CT 06333

31.1 11
FLANDERS BAPTIST &
162 BOSTON POST RD
EAST LYME, CT 06333

31.1 13
MUCCI DELORES BATTALINO
160 MILE CREEK RD
OLD LYME, CT 06371

31.0 1
SOUND AND COVE LAND LLC
211 BOULEVARD OF THE
LAKEWOOD, NJ 08701

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

This page is intentionally left blank.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter **ONLY ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You **MUST** provide code 12 if the activity is located in an established upland review area. You **MUST** provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. **NOTE** restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Town of East Lyme
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Niantic or number: 101
subregional drainage basin number: 2205-00-1-L3
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): 296 Flanders Road, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Proposed Light Manufacturing 296 Flanders Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of proposed building with parking lot and retaining wall.
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 3, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
- UPLAND AREA ALTERED (must provide acres): 3.78 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

TRANSMITTAL

DATE: 6/17/2024
ATTENTION: Gary Goeschel II
COMPANY: Town of East Lyme Inland Wetland Agency
ADDRESS: 108 Pennsylvania Ave, East Lyme CT

FROM: Gareth Wilson
E-MAIL ADDRESS: gwilson@blcompanies.com
PROJECT: Proposed Light Manufacturing
PROJECT NO: 2302349

SUBJECT: Inland Wetland Submission

WE ARE SENDING YOU:

- Attached Plans Prints Application for Payment
- Via: _____ Specifications Shop Drawings Change Order
- Under Separate Cover Copy of Letter Samples Other

COPIES	DATE	NO.	DESCRIPTION
11	6/17/2024	1	Wetlands Application
11	6/17/2024	2	DEEP Activity Reporting Form Project Narrative
11	6/17/2024	3	Project Narrative
11	6/17/2024	4	Land Development Plans (24"x36")
11	6/17/2024	5	Wetland Activity Plan (24"x36")
11	6/17/2024	6	Stormwater Management Report
3	6/17/2024	7	Stormwater Management Report Appendix
11	6/17/2024	8	Operations and Maintenance Manual
11	6/12/2024	9	CT DPH Commissioner Email
11	6/7/2024	10	East Lyme Water-Sewer Email
11	6/17/2024	11	Wetlands Narrative
11	6/17/2024	12	Wetlands Report

THESE ARE TRANSMITTED as checked below:

- For Approval No Exceptions Resubmit For Distribution
- For Your Use Furnish as Corrected Submit Corrected Prints
- As Requested Revise & Resubmit Return
- For Review & Comment Rejected Prints Returned After Loan to Us
- For Bids Due: _____ Resubmit for Record

REMARKS:



Architecture
Engineering
Environmental
Land Surveying

Companies

An Employee-Owned Company

COPY TO: (File) _____

Signed:

Gareth Wilson _____

Received

JUN 17 2024

Town of East Lyme
Land Use

296 Flanders LLC

Narrative

In Support of an application for site plan approval under

Section 11A.2.1 Light Manufacturing Facilities

Draft April 4, 2024

Project: The proposed project is to permit between 185,000 and 215,000 square feet of Light Manufacturing space located at 296 Flanders Road. 22.11-acre parcel is the remnant parcel after the State condemned 6.33-acres on Flanders Road to construct the new connector road to the southbound on and off ramps of exit 74. The project lies in the GPDD Gateway Planned Development District which currently houses the 164,000 sq. ft. Costco, Gateway Commons apartments and Cash Home Center.

Zoning classification: this narrative provides the background that supports the approval of this site as described in the GPDD section 11A.2.1 Light Manufacturing Facilities

Foundational justification: The 2020 Town of East Lyme Plan of Conservation and Development (POCD) under Section 11 a, Chapter 8 Commercial and Industrial Development cites "...utilizing East Lyme's commercial and

industrial districts efficiently will be crucial to prevent further rising tax costs to residents.” Page 64 Opt Cit.

The document further states in section 8.1.5 GPDD (Gateway Planned Development District) that the district is “Created with the purpose to coordinate development of properties under separate ownership...Promote...businesses and complimentary uses that will broaden the town’s tax base, provide employment for highly skilled workers...” page 64 op cit.

Further the POCD plans cites “To preserve the residential feel of town while avoiding increasing taxes, it is important that East Lyme utilize the limited commercial space efficiently to generate tax revenues to support a highly residential town.” Page 66 op cit.

The POCD recognizes that “There have been some significant changes in East Lyme’s commercial development since the 2009 POCD “...including...the construction of multi-family housing units and Costco in the GPDD...” page 66 op cit.

Chapter 9 – Economic Development states “To fully expand the Town’s economic development capacity, it is important to attract those industries and businesses that yield increased revenue and high property value.” It further state “Commercial properties which, which have road frontage and good infrastructure, have a high resale value and should be encouraged”. Page 69 op cit.

Zoning Foundation

Referring to the East Lyme Zoning Regulations adopted May 4, 1954 as Amended through December 12, 2023 (Regulations) section 11 A GPDD Gateway Planned Development District it states amongst the purposes of this zone "...Promote...businesses and complimentary uses that will broaden the town's tax base, provide employment for highly skilled workers..."page 46 op cit.

Specifically, section 11A.2 Special Permit Uses include 11A.2.1 Light Manufacturing Facilities. Reference is further made to the Gateway Commons Master Plan Development dated June 2008 which provides changes to Permitted Uses for Site Plan Approval (third page) but does not provide any change to Uses requiring Special Permits under 11 A.2.1. It further provides a mechanism, if needed, to request a Master Development Plan (MDP) "...as an alternative to the traditional parcel development of the GPDD..."

As the GPDD section does not provide definitional guidance to "light manufacturing facilities" it makes sense to turn to section 11 of the Regulations Light Industrial Districts.

These uses include but are not limited to:

11.1 .1 Light industrial or manufacturing uses which are not dangerous by reasons of fire or explosion nor injurious or detrimental to the neighborhood by reason of dust, odor, fumes, wastes, smoke, glare, noise, vibration or other noxious or objectional feature as measured at the property line.

11.1.2 Trucking terminal

11.1.4 Warehouse or wholesale storage, self-storage warehouses

11.1.8 All related accessory uses customarily incidental to the above permitted uses

The proposed development recognizes that it would be submitting an application that must meet all inland wetland, aquifer and Gateway Common design standards.

Economic Impact

In reflection of the POCD and the purpose of the GPDD consideration should be given to fulfilling the goal of creating real estate and personal property income to the town as well as providing high paying skilled jobs. The business pool that would be attracted to this site ("Commercial properties which, which have road frontage and good infrastructure, have a high resale value and should be encouraged" POCD page 69 op cit) include single or double loaded trucking facilities; robotic warehousing; last mile distribution centers and light manufacturing (eg supply chain for Electric Boat or the off shore wind industry). These industries are seeking well situated, easy on/off I-95 sites with public utilities which this site meets or exceeds. Jobs in these industries are considered highly skilled and tend to pay higher rates of pay than retail or commercial establishments.

To emphasize this project meeting or exceeding the stated goals in the PCOD and the Zoning regulations assuming, as an example, a building of 200,000 square feet. The typical hard costs for a building of this size for the uses

described averages, in today's market, \$150 a square foot. This does not include fixtures, furniture or equipment which would fall under the personal property tax package.

Based upon the published mill rate of \$24.88 per thousand on a 70% assessment for new construction the potential real estate taxes, alone, for this new development is estimated at \$522,480 annually. In addition, there would be personal property taxes. A facility this size, depending upon final use, would most likely employ between 225 and 335 full time workers earning higher wages than any retail use or commercial use allowed in this zone.

Scale

The proposed building is planned between 185,000 and 215,000 square feet. As a comparison the Costco is 164,000 square feet. Thus the scale of this project is compatible with existing approved land use. In addition, unlike Costco, the facility is proposed to have a 4' to 6' earthen berm along the entire frontage roadway topped by a six foot fence line with continuous plantings along the length of the berm. Thus, the potential 40' high building at this size will, architecturally, have the sight lines broken by the earthen/vegetative berm.

Summary: the proposed project meets the stated economic purposes of the POCD and GPDD in adding real estate and personal property tax revenue and highly skilled jobs. The proposed project meets the stated criteria of being located on a major roadway that does not impact the existing infrastructure of the Town and is located in a zone that allows, as a special use permit, the intended uses.

Dewey, Jeffrey, PE

From: Dewey, Jeffrey, PE
Sent: Wednesday, June 12, 2024 12:10 PM
To: 'dph.commissioner@ct.gov'
Cc: Wilson, Gareth
Subject: Proposed Warehouse-296 Flanders Road-East Lyme - 2302349

Good afternoon Commissioner,

We here at BL Companies are in the process of developing a site plan application to the Town of East Lyme for the development of a parcel located at 296 Flanders Road. The subject parcel is located within a CT DEEP Aquifer Protection Zone.

The parcel is served by municipal sewer and water.

There are no anticipated impacts associated with the development.

We are contacting you to apprise you of this situation as a requirement of the East Lyme Inland Wetlands Agency application.

Feel free to contact me at your convenience with any questions or comments.

Thank you.
Jeff

Jeff Dewey, PE
Senior Engineer II
BL Companies | *Employee owned. Client driven.*



355 Research Parkway, Meriden, CT 06450
tel: 203.630.1406 | direct: 203.608.2567
fax: 203.630.2615
www.blcompanies.com

Dewey, Jeffrey, PE

From: Dewey, Jeffrey, PE
Sent: Friday, June 7, 2024 11:56 AM
To: Ben North
Cc: Wilson, Gareth
Subject: RE: 298 Flanders Road Development - 2302349

Good morning Ben,

Please note that a portion of the site is with the CT DEEP Level A Aquifer Protection Zone.

I wasn't sure if you are aware of this, although I do not imagine it impacts the design of pressure systems (both water and sanitary).

However per the inland wetlands application we are required to document that we have alerted you to this condition.

Please respond at your convenience that you confirm.

Thank you and have a great weekend
Jeff

Jeff Dewey, PE
Senior Engineer II
BL Companies | *Employee owned. Client driven.*



355 Research Parkway, Meriden, CT 06450
tel: 203.630.1406 | direct: 203.608.2567
fax: 203.630.2615
www.blcompanies.com

From: Ben North <bnorth@eltownhall.com>
Sent: Wednesday, May 29, 2024 11:01 AM
To: Dewey, Jeffrey, PE <jdewey@blcompanies.com>
Cc: Wilson, Gareth <gwilson@blcompanies.com>
Subject: RE: 298 Flanders Road Development - 2302349

Yes,
Please see attached. In regards to water main, we have updated our spec to get contractors to use class 54 ductile with locking gaskets.

Thank You

