



TOWN OF ENFIELD
ENFIELD PLANNING & ZONING COMMISSION
STAFF REPORT & DRAFT RESOLUTION

Application #	PH# 2988.02	Meeting Date:	January 14, 2020
Address:	135 Freshwater Blvd	Prepared By:	Jennifer Pacacha, MRP, AICP
Applicant:	HartZito Investments, LLC. & South Meadows No.9 LLC.		Assistant Town Planner
Property Owner:	Same As Applicant	Wetlands/Watercourses:	Yes
Zone:	I-P	Aquifer Protection Areas:	No
Current Use:	Industrial	Flood Zones:	No
Proposed Use:	Industrial	Variiances:	None
Map/Lot:	Map 56/Lot 24	Applicable Zoning Regulations:	See Below

SPECIAL PERMIT/SITE PLAN REVIEW

PROPOSAL:

On November 12, 2020, the Planning & Zoning Commission approved PH# 2988 for the construction of a new 5,040 square foot building with associated parking and outdoor inventory holding area for a new Mobile Mini Solutions facility. One of the conditions set by the Commission on the Special Permit was that the storage containers may only be stacked to two storage containers in height. The applicant would like to have that condition removed from the Special Permit. This is an application to modify the previously approved Special Permit. The applicant has submitted a site plan with minor modifications:

1. The inventory holding area will not encroach in the setbacks (per condition 11).
2. Further landscaping and a berm is proposed in order to screen the stacked storage containers from view from the road (per condition 13).
3. The plans also show cross-sections of the facility from two standpoints to give the Commission an idea of what can be seen from the roadway.

MOTION TO APPROVE PH# 2988 – PH# 2988.2 – 135 Freshwater Boulevard – Application for a modification to a previously approved site plan and modifications to the conditions of approval; HartZito Investments, LLC & South Meadows No. 9, LLC., owner/applicant; Map 56/Lot 24; IP Zone. according to the below referenced plans and with the following conditions of approval:



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General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Planning and Zoning Commission.
2. This approval does not include signage permits.
3. There is to be no exterior sheet metal venting pipes visible from the street.
4. Exterior mechanicals and electricals are to be boxed and screened.
5. This project shall be constructed and maintained in accordance with the referenced plans.
6. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
7. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
8. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Site Specific Conditions:

9. The comments of the Building Department, Engineering Department, and Water Pollution Control Authority must be addressed.
10. No storage may take place within the front, rear, or side yard setbacks on the property.
11. The proposed fence around the inventory holding area must be opaque.
12. Evergreen trees must be planted along the front of the inventory holding area and must be at least 10-feet tall to start.

Conditions to be met prior to signing of plans:

13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The application number shall be displayed on the plans in or near the Title Block area.
15. A copy of the approval letter and conditions shall be incorporated into the final plans submitted for signature, preferably located on the cover sheet or first sheet of the plan set.
16. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
17. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
18. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.



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Conditions to be met prior to the issuance of permits:

19. Four sets of paper plans with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission. The Director of Planning may require Mylars.
20. This approval will become effective upon the filing of a Special Use Zoning Certificate signed by the Commission Secretary on the Land Records by the applicant. Such certificate must be filed within 120 days of approval by Commission. Proof of such filing shall be in the file prior to the issuance of any permits.
21. The applicant shall also submit final plans as approved by the Commission in a digital format compatible with the Enfield Geographic Information Systems Electronic Submittals Ordinance.
22. The applicant shall post a separate bond for Erosion and Sediment Control submitted in the form of cash or certified check, pledged to the Town, in an amount to be determined by the Town Engineer and the Director of Planning.
23. The applicant shall post a Landscaping Bond to the Town, in an amount and format determined by the Director of Planning.
24. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.
25. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and reported to the Planning and Zoning Commission file. Any changes to the plans required by such entities may require a plan modification from the Enfield Planning and Zoning Commission.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

26. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
27. The design professional who prepared the approved PZC architectural drawings, shall provide as-built drawings with a certification that they have complied with approved plans. Any changes need to be noted on the plans and a list of changes submitted.
28. No Certificate of Occupancy or other final approval may be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Enfield in an amount sufficient to complete the site work and with surety acceptable to the Town of Enfield.
29. A request for final project review and certificate of zoning compliance must be made to the Planning Department not less than 10 days before a Certificate of Occupancy or other final approval is requested from the Building Official.



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Reference Plans

1/13 – Title Sheet – “Proposed Mobile Mini Solutions Facility, 135 Freshwater Boulevard, Enfield, Connecticut, Inland Wetlands & Watercourses, Special Use and Site Plan Applications” Prepared by F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Prepared for HartZito Investments, LLC., South Meadows No. 9, LLC., P.O. Box 1681, New Britain, CT 06050; Prepared on October 2, 2020; Revised to October 26, 2020.

2/13 – Master Plan

3/13 – Layout Plan

4/13 – Landscape Plan

5/13 – Grading, Drainage, SE&SC, & Utility Plan

6/13 – Details

7/13 – Details

8/13 – Notes

9/13 – Notes

10/13 – Property Survey

11/13 – Floor Plan

12/13 – South Elevation

13/13 – West Elevation