

SPECIAL EXCEPTION PERMIT APPLICATION



TOWN OF MONROE
PLANNING & ZONING DEPARTMENT
7 Fan Hill Road, Monroe, CT 06468
Tel. (203) 452-2812

FOR OFFICE USE:

SEP - _____

File Number - _____

Project Name: STEVENSON FLEX PARK - PARCEL 1
Street Address: 1585 MONROE TURNPIKE
Zoning District(s): SB-2
Assessor Map #: 150 Lot #: 1 Acreage: 4.49 Deed: Volume # 2184 Page # 22
Brief Description: SELF STORAGE FACILITY

(Also attach Project Narrative as required in the Zoning Regulations)

- ❖ **TAKE NOTE:** *It is the applicant's responsibility to provide all the information the Commission will need in order to process the application and make a fair determination of the issues. If an applicant fails to supply timely or sufficient information, it may result in delay, denial of the application, or both. Applicants are highly recommended to be represented by qualified representatives and to consult the Town of Monroe Plan of Conservation and Development, as well as the detailed application requirements and standards set forth in the Town of Monroe Subdivision, Zoning and Inland Wetlands Regulations.*
- **Pre-Submission Conference** – Contact the Planning and Zoning Administrator (203-452-2812) to schedule one or more preliminary pre-submission conferences with staff (*this is highly recommended*).
 - **Formal Application Submission** – Provide **eleven (11) paper application sets (plans folded and materials collated into individual sets)** and **one (1) pdf CD** including the following materials: (a) signed application form; (b) supporting application narrative; (c) supporting investigative and impact analyses reports; (d) 100-foot abutters list; and (e) complete set of Site Plans. The application submission will be reviewed by the **Commission** and the Town's **Application Review Team (ART)** consisting of Department Staff from Planning and Zoning, Engineering, Wetlands, Fire Marshal, Police (traffic authority), Health and Building.
 - **Sealed and Certified Plans** – All required A-2 and T-2 Surveys, Site Plans, Architectural Plans and supporting analyses Reports as prepared by consultant engineers, surveyors, landscape architects, architects, etc. must be current and include an original seal and live signature certification.
 - **Project Timeline** – Following official receipt of an application, a **Project Timeline** listing milestone dates and actions to be followed during the review will be emailed to the applicant's Primary Project Contact.
 - **ARB** – For new or modified commercial, industrial and multifamily residential buildings and structures, a separate application to the Monroe Architecture Review Board (ARB) may also be required. **Application to ARB includes completion of an ARB specific separate application form and plan copies.**

7. **Is the property located within a floodplain?** No Yes 100-year 500-Year
Proposed structures or grading in floodplain? No Yes **Contact Flood Plain Administrator 203-452-2812.**

8. **Is the property located within 500 feet of a town boundary?**
 No Yes **Abutting town(s):** NEWTOWN

9. **Is the property subject to an existing conservation or preservation deed restriction?**
 No
 Yes **Provide a notarized statement pursuant to CGS §47-42d:**

- **The proposed application involves only interior building alterations; OR**
- **Written notice of such application has been sent by certified mail, return receipt requested, not later than sixty (60) days prior to the filing of the application to the party holding the conservation or preservation restriction; OR**
- **In lieu of notice, provide a letter from the holder or holder's authorized agent, verifying that the application is in compliance with the terms of the restriction.**

10. **Is the property located within a public water supply watershed?**
 No
 Yes Name of watershed: _____

NOTE: Per CGS §8-3i, within seven (7) days of an application submission, the applicant is required to NOTIFY the Aquarion Water Company of Connecticut, 714 Black Rock Road, Easton, CT 06612, and the Connecticut Commissioner of Public Health, 410 Capitol Avenue, Hartford, CT 06106; and provide evidence documenting same to the Planning and Zoning Department. For sample notification letters see link below:

[http://www.monroect.org/filestorage/467/469/976/1027/Notification to Aquarion %26 DPH PZC.pdf](http://www.monroect.org/filestorage/467/469/976/1027/Notification%20to%20Aquarion%20DPH%20PZC.pdf)

11. **Are there inland wetlands, watercourses, lakes or ponds or other water related resources on or within 100 feet of the property; and/or is there a named watercourse within 150 feet of the property?**

Attach Soil Scientist inspection report/verification and delineation report and survey map.

No Yes Area of property regulated _____(ac) _____ (% of property)
Contact the Inland Wetlands Department 203-452-2809 prior to proceeding with this application.

12. **Previous or Current Wetland Permits or Violations for Property (list Wetland File #s and dates):**
NONE

13. **Is or will the property/project be a major traffic generator (>100,000 SF of building or > 200 vehicles)?**
 No Yes **Provide a copy of STC Certificate (if existing) or new Certificate of Determination.**

14. **Does the application involve a "change of use" of an existing building or facility?**
 No Yes From MANUFACTURING/WAREHOUSE (VACANT) to SELF STORAGE FACILITY

15. **Are new or expanded septic disposal systems proposed?** No Yes **Attach plans and flow confirmation.**
 Subject to Monroe Health Department Approval Subject to State Health Department Approval

16. Is public water service available at this property?

- No Will use existing private well Will use new private well Will extend water main
 Yes Will use existing connection Will upgrade connection Not planning connection

Nearest Public Water Main: Street Location _____ Distance: _____ (ft)

17. Describe topographic conditions and assess to what extent slopes 15% and greater may limit development potential or which otherwise require specialized engineering to support future development?

0.66 ac (25% and greater) 0.15 ac (15-15%) 0.33 ac (10-15%) 3.35 ac (0-10%)

Attach a separate narrative with a Slopes Map showing the location and acreage of sloped areas:

18. Will Storm Water Detention and/or Retention be needed for this proposal?

- No **Provide reasons - attach additional sheets as necessary:**
A PROPOSED 8.5% DECREASE IN IMPERVIOUS AREA IS PROPOSED

- Yes **Provide list of provisions - attach stormwater report or additional sheets as necessary:**

19. Have Storm Water Quality Control measures been included in this proposal?

- No **Provide reasons - attach additional sheets as necessary:**

- Yes **Provide list of measures - attach stormwater report or additional sheets as necessary:**
ENGINEERED STORMWATER SYSTEM DESIGNED IN ACCORDANCE CT STORM WATER QUALITY MANUAL. HYDRODYNAMIC SEPERATOR

20. Have Low Impact Development (LID) measures been considered as additional features for this proposal?

- No **Provide reasons – attach stormwater report or additional sheets as necessary:**

- Yes **Provide list of LID measures - attach stormwater report or additional sheets as necessary:**
CB SUMPS, HYDRODYNAMIC SEPERATOR, WATER QUALITY SWALE
SEE ATTACHED STORMWATER REPORT

21. Have any Zoning Board of Appeals variances been granted related to the property?

- No Yes **List variances obtained with respective ZBA File # and date of approval:**

22. Are any waivers of the Zoning Regulations application requirements requested?

- No Yes **Attach a separate written request and rational in support thereto.**

I (we) hereby certify that I (we) make this application as or on behalf of and with the full authority of the owner(s) of the property or premises and am aware of and understand the Zoning, Subdivision and Inland Wetlands Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, all the undersigned hereby authorizes the Town of Monroe and its agents, to access the premises for the purpose of application investigation, site review, inspection of improvements or construction, and enforcement of the Town's Regulations and Ordinances, and the General Statutes of the State of Connecticut, as may be applicable.

All the undersigned warrant the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief. Further, all the undersigned understand and agree that the Planning and Zoning Commission and/or its Staff/Consultants may request additional information and it is the applicant's/owner's responsibility to provide this information in a timely fashion and to the Commission's satisfaction. If the information provided is incomplete or inaccurate, the Commission may deny the application or request an extension to be granted by the applicant/owner in order to act within applicable legal time limits.

This agreement shall be binding on all heirs, executors, administrators, successors and assigns of all undersigned.

APPLICANT(S) – (Both Applicant and Owner Notarized Signatures are Required)

STEVENSON PROPERTIES, LLC

Applicant Name Printed

Jill Kimball member
Authorized Signature

10-12-2021
Date

Additional Applicant

(Provide additional sheets as needed)

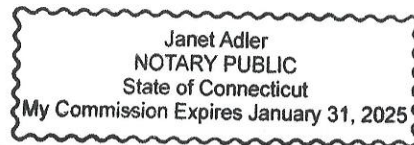
Authorized Signature

Date

Subscribed and sworn to by Jill Kimball on this day of 12th OCT, 2021, before me:

Janet Adler

Notary Public, Justice of the Peace, Commissioner of the Superior Court



Please note the following: This application must include the owner's signature and notarization or a written, notarized consent to submit this application, signed and dated by the owner.

OWNER(S) – (Both Applicant and Owner Notarized Signatures are Required)

STEVENSON PROPERTIES, LLC

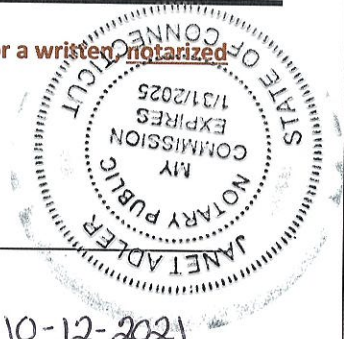
Owner Business Name

Jill M. Kimball

Authorized Member Name Printed

Jill Kimball
Authorized Signature

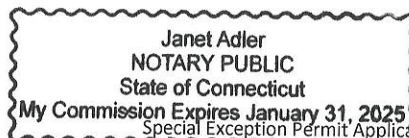
10-12-2021
Date



Subscribed and sworn to by Jill Kimball on this day of 12th OCT, 2021, before me:

Janet Adler

Notary Public, Justice of the Peace, Commissioner of the Superior Court



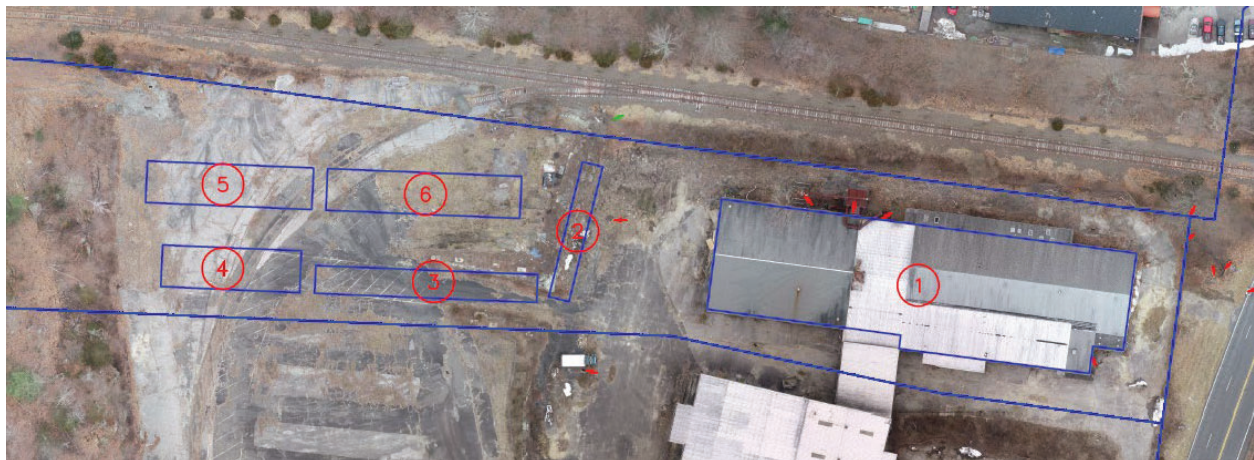


STEVENSON FLEX PARK – PARCEL 1
1585 Monroe Turnpike – Special Exception Permit

PROJECT NARRATIVE

The property located at 1585 Monroe Turnpike is a portion of the former Stevenson Lumber Yard. Historical title research determined that the property was comprised of four parcels. A lot line revision map was filed on the Monroe land records on April 7, 2021 as map number 3284 which shows how each of the lots conforms to the zoning regulations. The subject lot is known as parcel 1. The parcel has an area of 4.5 acres. The lumber yard ceased operation in 2009. Earlier this year a new SB-2 zone was established, and the property was rezoned to provide access to a wider range of tenants. Self-Storage Facility is one of the approved uses.

The property is owned by Stevenson Properties, LLC. There is an existing 25,000 square foot building on the property. This building was formerly used by the lumberyard for milling and as warehouse space. In the first phase of construction, the owner plans to remove about 4,000 square feet from the front of the building to improve vehicular access via Monroe Turnpike. The remaining structure will be converted into approximately 140 self-storage units. A reception area and bathroom will also be included in the renovation. The second phase of the project will include construction of 5 new buildings totaling approximately 16,000 square feet.



Access to the site will be via an improved entrance to Monroe Turnpike. This access driveway was approved as part of a master plan that was prepared in conjunction with the zone boundary change to SB-2. The upgrade and improvement of the entrance to the driveway has also received approval from CT DOT.

It is proposed to add approximately 12,000sf of “green space” to the site by removing pavement and impervious surfaces. This is a decrease of approximately 8.5%. This far exceeds the 2% required by the MS-4 program administered by the Town Engineer. It is our understanding that the additional 6.5% may be utilized by the town in meeting their overall MS-4 program goals for the town.

The development plans include 10 proposed passenger vehicle parking spaces. The zoning regulations do not provide a minimum number of spaces for the self-storage use. The proposed reception/office area

is approximately 1,000 square feet. Per the zoning regulations 4 parking spaces would be required for the reception area. Loading areas have been provided surrounding all buildings. My office has been involved with multiple self-storage facilities throughout Connecticut. It is my opinion that the parking provided in this proposal is adequate for the use. I also reviewed the existing storage facility at 551 Pepper Street and found that they have only 3 parking spaces.

Soil testing for septic areas was conducted with the health district throughout the site and future septic replacement areas have been identified. It is proposed to utilize the existing septic system and well for building 1. This septic capacity will be reviewed and approved by the Health District

This proposal includes installation of new drainage structures and piping to conform with the drainage requirements of the town of Monroe. A hydrodynamic separator will be installed to address storm water quality as described in the 2004 Connecticut Stormwater Quality Manual. The reduction in impervious area will also provide a great benefit to overall stormwater quality.

A proposed lighting plan has been provided. Existing lights will be replaced or modified as needed to be dark sky compliant.

The site topography was reviewed, and a slope analysis has been attached. The historic use of the property has resulted in generally gradual slopes in the developed areas. Parcel 1 contains no soils classified as wetlands. There is no regulated activity proposed as part of this application.

The site is primarily accessed from a state highway, therefore wear on town roadways will be minimal. There will be no proposed stormwater discharges from site into town-maintained drainage.

This project is consistent with the newly adopted POCD which states as follows:

“ There is strong interest in redevelopment of the former Stevenson Lumber site, but also concerns about the nearby Halfway River. Any development on the site should be environmentally sensitive. Some have suggested a public use such as open space or a dog park, however, this parcel is in an ideal location for redevelopment for a commercial use. Soils are poor at the site which limits septic potential and consequently limits development type and intensity.”

The reduction in impervious surfaces by 8.5% together with the stormwater quality measures being implemented for exceed the goals of the state's MS-4 program and create a better post-development condition than the current condition for the Halfway River.

The self-storage buildings satisfy an underserved commercial need in the town of Monroe with a use that is compatible with sites that have limited septic capacity.

In summary, this proposal complies with zoning regulations, plan of conservation and development and state guidelines for drainage and stormwater and the business uses proposed are allowed in the SB-2 zone. The approval of this application will welcome a new business to the Town of Monroe.

1585 MONROE TURNPIKE –
100' ABUTTERS

MAYBROOK RAILROAD CO INC
PO BOX 1146
CANAAN, CT 6018

STEVENSON PROPERTIES LLC
262 WESTPORT ROAD EASTON,
CT 06612

MONDO BRUCE C +
175 BAGBURN RD
MONROE, CT 6468

MANGIERI JOHN V
221 OCEAN GRANDE BLVD #709
JUPITER, FL 33477

WILEY GERALYN S + WILLIAM O
PO BOX 66
STEVENSON, CT 6491

IROQUOIS GAS TRANSMISSION
SYSTEM L P
1 CORPORATE DR
6TH FL SHELTON,
CT 06484-6211

LUMANI BEDRI +
SEBAT 6
NOKOMIS DR
TRUMBULL, CT 6611

STEVENSON VOLUNTEER FIRE
CO INC 1260 MONROE TPKE
MONROE, CT 06468-1402

EXHIBIT C
SLOPE ANALYSIS

