

December 22, 2021

Inland Wetlands and Watercourses Commission (IWWC)  
Planning & Zoning Commission (PZC)  
Town of Andover  
17 School Road  
Andover, CT 06232

RE: Project Narrative for a Proposed 10,640 SF Retail Development  
580 Lake Road(Lot 2B), Andover, CT

To Whom It May Concern:

BL Companies, on behalf of the Applicant, Garrett Homes, LLC, is providing this narrative in conjunction with the filing of the Site Plan and Wetlands Applications for the above referenced property. This narrative provides details on the proposed use and strategies to mitigate/minimize any potential impacts to the surrounding area.

#### Existing Conditions

The subject property (Map 33 Block 34 Lot 2B - 580 Lake Road) is 1.24 acres in size and is zoned I, Industrial. The parcel has been previously subdivided from the parcel to the southwest (Map 33 Block 34 Lot 2A). The property is located on the northwestern corner of the intersection of Lake Road and Jonathan Trumbull Highway (US Route 6) and is bordered by industrial zoned properties on all sides.

Under the current conditions, the subject parcel is a vacant lot with a grass groundcover. The subject parcel and the surrounding areas discharge to a culvert beneath US Route 6. The other contributing drainage areas to the culvert beneath US Route 6 include a commercial building (Benjamin Franklin Plumbing), a tree farm, residential area, and roadways. Land coverage includes impervious pavement, pervious lawn, and wooded areas. Details with regards to the drainage system and detention basins are provided in the Stormwater Management Report included with the application filings. There are no wetlands located on the property. Cheney Brook is located on the southeastern side of Lake Road. The subject parcel is partially located within the 200-foot upland review area measured from the ordinary high water of Cheney Brook.

### Proposed Project

The Applicant is proposing to construct a 10,640 square foot, single story, un-sprinklered, retail building with associated paved parking spaces and loading areas, utility connections, a well, septic system, site lighting, landscaping, and a stormwater management system. The proposed improvements are shown on the site development plans included in this submission.

The proposed retail development will require several approvals. According to zoning regulations for the I district, the use is permitted by site plan review. Due to the site being within the upland review area of Cheney Brook, approval with the Inlands Wetland and Watercourses Commission will also be required. Submission to the Connecticut Department of Transportation for work within the State Right-of-Way, Eastern Highlands Health District for the septic system, and Connecticut Department of Public Health for the well is occurring concurrently with the Site Plan Approval and Wetlands applications.

The proposed site layout has been designed in accordance with the Town of Andover Zoning Regulations and with consideration given to the nearby wetland / watercourse. The proposed development will have no direct impacts to wetlands or watercourses. There will be 20,387SF of disturbance within the 200-foot upland review area. Within the 200-foot upland review area there will be approximately 25CY net cut. Proposed erosion and sediment control measures are identified and located on sheet EC-1 of the attached plan set. A portion of the parking lot will consist of a pervious pavement structure, reducing the amount of impervious area on site. The design allows the necessary truck turning movement to be performed on-site. The proposed development typically receives 1 tractor trailer delivery per week.

Proposed utilities include electric, site lighting, telecommunications, propane, water, and a septic system. The electric/telephone/data services will come from an existing pole in the street to the transformer pad located behind the proposed facility and then into the building. Site lighting will be provided with wall packs on the facility as well as poles as shown on the photometric plan included in the plan set. Natural gas is not available in the street; therefore, an above ground propane gas tank is proposed behind the facility. Domestic water service will be provided via a new well drilled on site and has been submitted for approval by the Connecticut Department of Public Health. A septic system will be installed on site and has been submitted for approval by the Eastern Highlands Health District. The types of waste generated from this development are municipal solid waste and sanitary discharge from two single use restrooms and a mop sink. No industrial or commercial waste will be generated or discharged on-site or off-site. The municipal solid waste will be contained in a dumpster enclosure located behind the facility to be picked up by a hired vendor.

The stormwater management system has been designed to collect, treat, and infiltrate runoff as detailed in the enclosed Stormwater Management Report. Stormwater will be collected and directed into a subsurface detention system. Runoff generated will be retained and infiltrated on-site for the water quality volume with an outflow discharging to the culvert beneath Route 6. The peak flow of discharge leaving the Site will be maintained or reduced for all storm events.

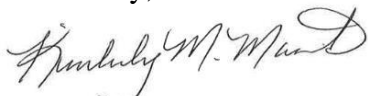
There will be approximately 2-3 employees per shift with a total of 15 employees. The number of parking spaces provided is in accordance with the Town Zoning Regulations.

Summary

BL Companies has read the Andover Zoning Regulations. The site plan has been designed in accordance with these regulations and has been thoughtfully planned.

We look forward to working with the Town on this project. Please feel free to reach out if you have any questions.

Sincerely,



Kimberly M. Masiuk, P.E.  
Senior Project Manager