

# 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 3

Street Address: 1545 MONROE TURNPIKE

Zoning District(s): SB-2

Assessor Map #: 150 Lot #: 1 Acreage: 10.03 Deed: Volume # \_\_\_\_\_ Page # \_\_\_\_\_

Brief Description: CHANGE OF TENANT/BUSINESS USE

**(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** 3.75 (ac) 37% (% 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** COMMERCIAL VEHICLHLE FACILITY (VACANT) **to** COMMERCIAL VEHICLHLE 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 CORNER OF CROWN VIEW & MONRE TPKE Distance: 1700 (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?**

13.9 ac (25% and greater)    26.3 ac (15-15%)    49.0 ac (10-15%)    10.8 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 6% 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  
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:**

01/30/78 - V170-110

04/02/1982 V219P120

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

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





STEVENSON FLEX PARK – PARCEL 3  
1545 Monroe Turnpike – Special Exception Permit

## PROJECT NARRATIVE

---

The property located at 1545 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 3. The parcel has an area of 10.032 acres. The lumber yard ceased operation in 2009. In 2013 Eversource was granted a special exception permit to use the property for company vehicle and outdoor material storage. Earlier this year a new SB-2 zone was established, and the property was rezoned to provide access to a wider range of tenants. Commercial Vehicle Facility is one of the approved uses..

The property is under contract for purchase by Z End of the Road LLC. The proposed tenant for buildings B & D is Zwally Hauling LLC for use as a Commercial Vehicle Facility. Zwally Hauling LLC has fleet vehicles which consist of dump trucks. The trucks are used off site to carry merchandise to customers locations. The trucks will be housed and stored inside and/or outside when they are not in service off premises. There are currently 4 buildings on the property. Descriptions of the former and proposed uses are detailed below.



**BUILDING A** – This building has an area of approximately 14,000sf. It is served by an existing well and septic system.

### FORMER APPROVED USE

It was the office and retail sales area for the former lumber yard.

*PROPOSED USE*

The contract purchaser has no current tenant or planned use for this structure. It is proposed to clean up and stabilize the structure until a future use/tenant is determined. The owner will work with the planning and zoning department, health department and building department to secure all necessary permits and approvals prior to occupancy of this structure.

**BUILDING B** – This building has an area of approximately 5,000sf. It is served by an existing well and septic system.

*FORMER APPROVED USE*

This building was originally a maintenance garage for the lumber yard. It was then approved in 2013 for company vehicle storage, maintenance, administration and dispatch.

*PROPOSED USE*

The tenant proposes to use this building in the same manner approved in 2013. It will be used for truck storage, maintenance, administration, and dispatch.

**BUILDING C** – This building has an area of approximately 8,500sf. It has no plumbing.

*FORMER APPROVED USE*

This building was originally used for cold raw material storage for the Lumber Yard.

*PROPOSED USE*

The contract purchaser proposes to use this in the same manner as established in the previous approval. It will be used for cold storage.

**BUILDING D** – This building has an area of approximately 8,800sf. It is an open sided shed structure with no plumbing.

*FORMER APPROVED USE*

This building was originally a material storage shed for the Lumber Yard. It was then approved in 2013 for company vehicle storage.

*PROPOSED USE*

The tenant proposes to use this in the same manner as the 2013 approval. It will be used for fleet vehicle storage.

---

**PROJECT SYNOPSIS**

Access to the site will be via a common access driveway. 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.

Landscaping is proposed along the access driveway. A planting buffer is also proposed along RT 111 to provide screening. It is proposed to add approximately 19,000sf of "green space" to the site by removing pavement and impervious surfaces. This is a decrease of approximately 6%. This far exceeds the 2% required by the MS-4 program administered by the Town Engineer. It is our understanding that the additional 4% may be utilized by the town in meeting their overall MS-4 program goals for the town.

It is proposed to add 18 striped parking spaces in front of building B. This complies with zoning regulations parking requirements for passenger vehicles. The commercial vehicles will be housed inside buildings B & D, which provide storage for 16 trucks. The tenant currently has 13 trucks. Per the current

plans all trucks will be stored inside a building.

Soil testing for septic areas was conducted with the health district throughout the site and future septic replacement areas have been identified. However, the current proposal utilizes the existing septic areas and wells.

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 friendly.

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. The site contains wetlands to the south of the existing developed area. 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.

In summary, this proposal complies with zoning regulations and state guidelines for drainage and stormwater and the business use proposed is virtually identical to the previously approved Eversource permit of 2013. The approval of this application will allow for the first step in the re-occupancy of this long vacant property.

# STORMWATER MANAGEMENT PLAN

FOR

PARCEL 3

## STEVENSON PROPERTIES

1545 MONROE TURNPIKE

MONROE, CONNECTICUT

MAY 27, 2021



Prepared by  
J. Edwards & Associates, LLC  
227 Stepney Road, Easton, CT 06612



---

Larry Edwards P.E. #10937

## **STORM WATER QUALITY**

The total project site was evaluated as part of the Master Plan phase of the zone change application. This stormwater analysis will be for the development of Parcel 3 only as required for the Special Exception application (SEP).

This parcel contains 10 acres, of which 5.1 acres is paved or occupied by buildings. Building B will be used for vehicle maintenance. Shed D will be used to store vehicles. Building C will be used for cold storage space. The use for building 3 has not yet been determined and is not included as part of this application.

The Town's MS4 Stormwater Management Plan proposes to reduce impervious areas on redevelopment sites by a least 2%. The SEP plan submitted, proposes to eliminate 18,666sf, or 8.4% of existing impervious area. These areas will be restored to grass surfaces. The reduction of the impervious area should reduce peak runoff by approximately 3.5%

The majority of runoff from the total Stevenson development is controlled by an existing drainage system which flows north and discharges into an existing culvert under the railroad and into the Halfway River. The main part of this system is a 48" trunk line which flow south to north.

The runoff from the developed portion of Tenant Area 3 is collected by a single double catchbasin which discharges into the existing 48" trunk line. Regrading and landscaping will require installation of additional drainage. This drainage system will collect all of the runoff from the project area and discharge to the original double cathchbasin. To comply with DEEP Water Quality standards, a hydrodynamic separator unit will treat the water quality flow form the site.

### **WATER QUALITY VOLUME**

This volume represents the amount of storm water runoff that should be captured and treated in order to remove the majority pollutants on an average annual basis. The study area includes the total project site along with any off site area passing through. The building runoff will be collected separately and discharged to an infiltration system.

The total drainage area flowing to the water quality unit, including undisturbed areas will be 5.1 acres. This includes all of the proposed development area.

$$WQV = (1")(R)(A)/12$$
$$R = (0.05) + (0.009)(\% \text{ impervious})$$

<b>Area</b>	<b>Imperv. Area</b>	<b>% Imperv.</b>	<b>R</b>	<b>WQV Required (acf)</b>
10.0	5.1	51%	0.51	0.425

A Downstream Defender Model 4, hydrodynamic separator unit. This model will handle a peak treatment flow of up to 3cfs.

The required Water Quality flow rate is:

$$WQF = WQV(\text{ac-ft}) \times (12 \text{ inc/ft} / (\text{drainage area (acre)})) = (0.425) \times 12 / 5.1 = 1.0 \text{ cfs}$$

An 8" pipe will direct the initial flow to the separator with an 18" bypass pipe.

## **DRAINAGE CALCULATIONS**

CB #1 to CB #2 rational method for 25 year storm

Total area = 2.8ac C = 0.72 Tc = 11 min i = 6.1

$$Q = CIA = (0.72)(6.1)(2.8) = 12.3 \text{ cfs use } 18" \text{ pipe @ } 2\% \text{ } Q = 16.2 \text{ cfs}$$

CB #2 to existing CB

Total area = 5.9ac C = 0.78 Tc = 12 min i = 6.0

$$Q = CIA = (0.78)(6.0)(5.9) = 28.2 \text{ cfs use } 24" \text{ pipe @ } 2\% \text{ } Q = 32.5 \text{ cfs}$$

Flow to separator

$$\text{First } 1" \text{ of runoff } Q = (0.78)(1/12)(5.1) = 0.33 \text{ cfs}$$

use 8" pipe Downstream defender 4' unit capacity: Q = 1.1cfs

