

July 27, 2020

#20-03S – Special Permit – Garrett Homes, LLC

Location: 1600 Boston Turnpike (Assessor's map 10, Block 15, Lot 12B)

Zone/Lot Size: Commercial zone/1.13 acres +/-

Intent: Construct 7,500 sf retail development

Application Received: June 22, 2020

Application Acknowledged: June 22, 2020

Public Hearing Opened: July 13, 2020

Public Hearing Continued: July 27, 2020

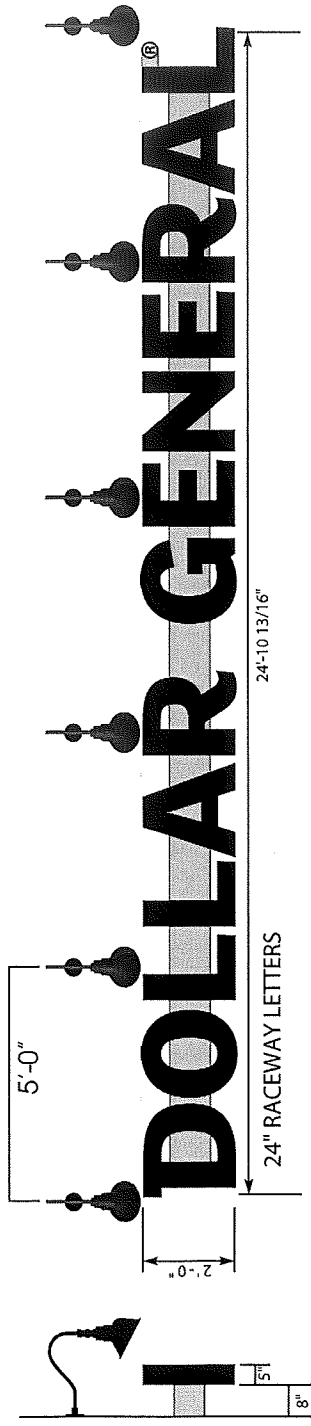
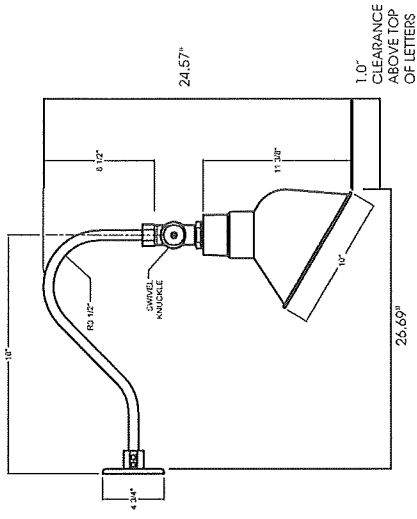
Review: The public hearing on the subject application was continued to the July 27 meeting to allow for a final response from the Town Engineer on the traffic memo that was issued. The Town Engineer has indicated that he has no other comments on the traffic matter.

Staff has had communications with the applicant about three minor revisions to the application, which include the following:

Attached sign – It was requested that the sign lettering be made black to match the detached sign. A revised rendering has been submitted which indicates this.

Detached sign – It was requested that the overall size of the sign face and structure be reduced to be closer to the scale of the Woodbury sign that was noted in an image that was shared with us. It is understood that the Woodbury sign did not have a structural frame like the one proposed for ours. Staff is concerned that the overall mass of the sign will be awkward in relation to the mass of the proposed building. The harmonious scale of the sign and building will improve the overall aesthetic of the site. The current sign proposal indicates that the overall sign/structure will be 80 s.f. in area. The sign face is proposed to be 50 s.f. in area. This matter is still in the process of being addressed.

Fence – It was requested that consideration be made to reduce the length of the stockade fence along the easterly property line. Staff understands that the intent is to separate the commercial lot/improvements from the abutting residential lot. Perhaps it can be scaled back to where the first parking spot is along the easterly property line. Along that span is the potential connection with the abutting lot that would be blocked by the fence if it were placed there. Staff believes that reducing the length of the fence will enhance the overall design and



SIGN	SQ. FT.
24" RACEWAY LETTERS	27.72 sq. ft.
BOXED METHOD	49.80 sq. ft.



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General  
 Project No: 339128  
 Date: 12/10/15  
 Location & Site No:

Description:  
 24" Channel Letter set w/ Raceway & Gooseneck Lighting

Revised:  
 Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 LANDLORD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Cornice - PMS 468



8'-0"  
OAH

10' - 0"

Brick base to match building, to be supplied by others



Final Appearance of Gooseneck Lamps TBD



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General	Description: M50 Custom Monument	
Project No: 433237	Scale: NTS	
Date: 7/10/20	Drawn By: DB	Revised:
Location & Site No: 1600 Boston Turnpike Coventry, CT	DG21414	Revised:

**Customer Approval:** NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

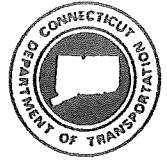
- Please read carefully, check appropriate box and fax
- Sketch OK as is
  - New sketch required

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
DISTRICT I

1107 Cromwell Avenue  
Rocky Hill, Connecticut 06067  
Phone:



July 14, 2020

Mr. Matthew Bruton  
BL Companies  
100 Constitution Plaza  
Hartford, Connecticut 06103

Dear Mr. Bruton:

Subject: Proposed Retail Development  
1600 Boston Turnpike (Route 44)  
Town of Coventry

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received 5/6/2020, entitled "PROPOSED RETAIL DEVELOPMENT PLANS ISSUED FOR ENCROACHMENT PERMIT" with a revision date of May 1, 2020. Your submittal/application to work within the State Right of Way or perform work that may affect State property is denied based on the following comments.

1. The intersection sight distances shown on Sheet No. SD-1 for both left and right turning vehicles uses a height of eye and object of 4.5 feet. The Department of Transportation measures sight distances for passenger cars using a 3.5 foot height of eye and object as described in Section 11-2.0 of the Highway Design Manual. It appears from the cross section that the sight line looking west may be difficult to achieve given the height of eye used versus how close the line of sight comes to existing grades. Please ensure the sightline is met using the 3.5' heights.
2. Please add a note under the Sign Legend on Sheet SP-1 as follows: Signs posted in the State right-of-way must conform to State standards for height, breakaway posts, retroreflectivity, etc.
3. The pipe proposed for connection to the State's drainage system is not labeled on Grading and Drainage Plan GD-1. Please revise plans to show size, length and material type. This pipe must be a reinforced concrete pipe per Department specifications.
4. The Department's historical construction plans show the existing pipe receiving the flow from the site to be a 15" RCP not an 18" RCP that is shown on the plans. Please field verify size of this pipe and revise plans and calculations as needed.
5. Given that the property contains a proposed storm water detention system and a proposed drainage connection, the property owner must enter into a hold harmless maintenance agreement and a Drainage Connection Concurrence (DCC) agreement with the State and file them at the town of Coventry land records at no cost to the State.

These documents will be provided to owner (or designee) from the District One permit office once submitted plans are approved. The book volume and page number must appear on the documents. Proof of recording must be provided to the District Office of Permits prior to a permit being issued to work within the State's right of way.

6. When you resubmit, please provide two sets of P.E. stamped plans, 40 scale or larger, reflecting the above comments.

Please include written responses to all the all the above comments.

Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way.

If you have any questions concerning this matter, please contact Rick Pelletier at 860-258-4521.

Very truly yours,



Daniel A. DiReinzo  
Special Services Section Manager  
Bureau of Highway Operation

cc: Coventry Planning and Zoning