

July 27, 2020

#20-05S – Special Permit – EyeTrade

Location: 1197 and 1199 Main Street (Assessor's map L, Block 62, Lot 2A)

Zone/Lot Size: Village Center Zone/ +/- .006 acres

Intent: Construct an addition to connect two existing buildings

Application Received: June 23, 2020

Application Acknowledged: July 13, 2020

Public Hearing Opened: July 27, 2020

Review: The applicant is proposing to construct an addition to connect two existing buildings that house the EyeTrade optical business.

The proposal is subject to the Design Guidelines for Coventry Village. The applicant has submitted architectural plans that demonstrate the proposed construction and exterior treatment to the modified building. A combination of vinyl shake siding on the front façade and vertical vinyl siding for the sides and back of the building are proposed. Please refer to the attached plans and images of the proposed exterior treatments.

A site plan that indicates the proposed construction has also been submitted. Please refer to the attached plans.

The Town Engineer has submitted his comments as per his July 7, 2020 memorandum. Please refer to the attached copy. His questions relate to parking space compliance, overflow parking availability, and the proposed rain garden. He also comments on the fact that the parking spaces were not executed consistent with the approved CT DOT's Main Street Improvement plans and that needs to still be corrected.

The Fire Marshal has reviewed the plans and has no comments at this time. Please refer to the enclosed copy of the email correspondence, dated July 22, 2020.

The Economic Development Commission reviewed the proposal and unanimously supported the project at its June 25, 2020 meeting. Please refer to the enclosed copy.

The exact dimensions and design for the rain garden also needs to be determined and depicted on the plans. As indicated in the Town Engineer's memo, the location relative to the lower level access door needs to be considered and the applicant needs to determine that the underlying soils for the rain garden will be suitable for infiltration.

DATE RECEIVED: 6.23.20

FEE PAID: 213.00

APPLICATION #: 20-051

APPLICATION FOR SPECIAL PERMIT

TITLE: eyeTrade ZONE: VC

STREET: 1197 Main St. Coventry, Ct MAP _____ BLOCK _____ LOT _____ ACREAGE .006

DEED AS RECORDED IN THE TOWN CLERK'S OFFICE: Volume _____ Page _____

FULLY DESCRIBE INTENDED USE: Construct addition to attach 2 Separate Buildings.

[PLEASE ATTACH SEPARATE PAGE IF MORE SPACE IS NEEDED.]

AS PER SECTION(S) _____ OF ZONING REGULATIONS

APPLICANTS NAME Sonya maher PHONE 860-836-6758

ADDRESS 101 Harmond Place

*OWNERS NAME Sonya U maher PHONE 860-836-6758

ADDRESS 101 Harmond Place Wethersfield, Ct 0609

ENGINEERS NAME Tom Nolan (Architect) PHONE 860-424-6588

ADDRESS Andrew Bushnell (Civil Engineer) 563 Woodbridge Street 860-643-2875 Manchester, Ct 06042

ATTORNEYS NAME Bryan Tynan PHONE 203-879-1431

ADDRESS Wolcott, Ct 06716

*NAME, ADDRESS, AND PHONE NUMBER OF PERSON TO WHOM **ALL COMMUNICATIONS** ARE TO BE ADDRESSED: Sonya maher 101 Harmond Place Wethersfield, Ct 860-836-6758

* All correspondence for this application will be sent **to this person only**; it will be their responsibility to notify all others named on this application regarding changes to plans, meeting notices, etc.

- Special Permit site plan maps (please call the Planning office for number of copies required).
- A copy of the deed to the parcel **must** be submitted with the application.
- If applicant is not the property owner, a letter granting applicant permission to act as agent **must** be submitted with application.*
- Submit review/permit from Inland Wetlands Agency if applicable.
- Fees to the Town of Coventry are due at the time the application is submitted.
- Waivers requested use attached form.

The undersigned, hereby grants permission for the Commission and/or its agents to walk the land and perform those tests necessary to property review this application.

APPLICANTS SIGNATURE Sonya maher DATE 6/23/2020
PROPERTY OWNER SIGNATURE Sonya maher DATE 6/23/2020

*[Property owner must sign application; or owner must submit in writing, permission for the applicant to act on his/her behalf.]

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Economic Development Commission

DATE: June 29, 2020

SUBJECT: 1197 Main Street

At its June 25, 2020 regular meeting, the Coventry Economic Development Commission discussed the proposed project of EyeTrade to construct an addition to connect the two existing buildings at 1197 Main Street.

The Commission voted unanimously to support the proposal.

Eric Trott

To: Bud Meyers
Subject: RE: 1197 Main Street

Thanks Bud!

Eric M. Trott

Coventry Director of Planning and Development
(860) 742-4062

From: Bud Meyers <bmeyers@coventryct.org>
Sent: Wednesday, July 22, 2020 12:50 PM
To: Eric Trott <etrott@coventryct.org>
Subject: Re: 1197 Main Street

Good afternoon Eric,
I do remember and there are no issues with moving forward with their proposal.

Bud

Sent from my iPhone

On Jul 22, 2020, at 12:24 PM, Eric Trott <etrott@coventryct.org> wrote:

Hi Bud – On June 23 I forwarded you a referral on two Planning and Zoning Commission matters for you to review and comment on. The EyeTrade proposal at 1197 Main Street is pending for Monday’s PZC meeting. Do you have any comments that you would like to submit? I can resend the email with the attachments if you need them. Thanks!

Eric M. Trott

Coventry Director of Planning and Development
(860) 742-4062



Town of Coventry

Office of the Town Engineer

Todd M. Penney, P.E. - Town Engineer / Wetlands Agent

1712 Main Street • Coventry, CT 06238

Phone: 860 742-4078 Fax: 860 742-5467 Email: tpenney@coventryct.org

Date: July 7, 2020

To: Eric Trott, Town Planner
CC: Sonya Maher, Applicant
Andrew Bushnell, Site Engineer

Re: 20-05S – Eye Trade - 1197 Main Street Special Permit Application

I reviewed the following:

- Plan Prepared for The Blue Acorns, LLC by Bushnell Associates, revision date: 5/19/2020.
- Eye Trade Elevations, by Thomas Nolan Designs, LLC, dated 5/20/2020.

Comment:

- Will the 4 spaces dedicated in the rear of the property provide the necessary spaces to accommodate zoning regulations for parking requirements?
- I would confer with the Town Manager's Office as to whether the "Municipal Parking Area" depict at the Tracy Shoddy Mill Parcel in the key map is available for overflow parking for this expansion.
- The proposed rain garden is immediately adjacent to the Double Door access depicted in the South Elevation. Will that location impede access? Is this area suitable for infiltration?

Lastly, the as built improvements to the parking lot, in particular spaces 1 through 4, did not get executed as per the plan associated with the CDOT's Main Street Improvement Project #32-130. See attached plan. The Town will need to provide some sort of mechanism to correct so that all of parking spot number 1 is completely incorporated into 1199 Main Street.

SIGNED

Todd M. Penney, P.E.
Town Engineer

DATE

7/8/2020
