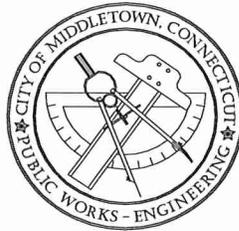


SITE PLAN REVIEW
PUBLIC WORKS DEPARTMENT

Engineering Division

June 10, 2021



As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application

SE 2021-6 #562 South Main Street

The granite curb on Norfolk Street must be raised to match the rest of the curbing on the street.

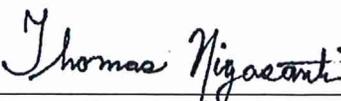
Why is the new lawn area facing South Main Street 11' behind the curb line? The other grassed islands on the street match the gutter line.

There should be some consideration for sidewalks along both South Main Street and Norfolk Street. The planting along the Norfolk side of the parking lot are within the street R.O.W and will need to be removed if a sidewalk is constructed.

Any work within the R.O.W. line for South Main Street and modifications to the driveway entrance will need DOT approval.

Stormwater Analysis is acceptable.

DEPT. OF PLANNING & ZONING
29 JUN 14 PM 4:21



Thomas Nigosanti, City Engineer



Middletown Water & Sewer Department

Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: June 9, 2021

Re: SE 2021-6
562 South Main LLC
562 South Main Street
Proposed New Commercial Building
Site Plan Dated: June 7, 2021



A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following.

- A TV inspection of the existing sewer lateral is required in order to assess its condition prior to being re-used.
- A FOG Permit may be required if the new building is a food service establishment.
- A utility demolition permit shall be obtained from Water and Sewer Department prior to demolition of the existing building.
- Water supply requirements shall be provided to verify that the size of existing service is adequate.



B. Water and Sewer Department does not recommend approval of this proposal as submitted.

Brian P. Robillard, P.E.
Chief Engineer

Joseph S. Fazzino, P.E.
Director

DEPT. PLANNING & ZONING
21 JUN 14 AM 9:27

From: Department of Planning, Conservation and Development

Date: 6/7/21

File Identification #: SE2021-6

Phone/Fax #: 860-250-5209 Applicant Name: 562 SOUTH MAIN LLC

The attached application and site plan has been received for which your comments are requested by 6 15, 21. JOHN DeSENA

SUBJECT: SUBDIVISION _____
SPECIAL EXCEPTION X
ZONING _____
SITE PLAN REVIEW X
IWWA _____
OTHER _____

LOT / STREET #: 1 562

LOCATION: SOUTH MAIN ST

REASON: DRIVE THROUGH RESTAURANT

DRAWING DATE: 6/7/21

REVISION DATE: _____

1. FIRE (City South Westfield)
Safety - Fire control access
Fire Alarm boxes

4. POLICE
Traffic control signs
Traffic safety

2. PUBLIC WORKS
Street construction and layout
Sight distances
Drainage
Surface
Pipe sizes
Easements
Location
Sidewalks
Soil & Erosion controls
Parking lot construction

5. WATER SEWER
Water pipe
Sizes
Location
Pressure

Sanitary Sewer
Location
Location

3. HEALTH DEPARTMENT
Septic System approved
Perc tests
Engineered system required
Well approval
Dumpsters

COMMENTS * See attached letter from South
Fire District Fire Marshal's Office *

06/11/2021

**SOUTH FIRE DISTRICT
of the City of Middletown
Office of the Fire Marshal
445 Randolph Road
Middletown, CT 06457
860-343-6059**

*James M. Mastroianni, Fire Marshal
jmastroianni@southfiredistrict.com
860-250-0042 cell*

*Jason Hurlbut, Deputy Fire Marshal
jhurlbut@southfiredistrict.com
860-262-3277 cell*

June 11, 2021

Department of Planning, Conservation and Development

File Identification Number – SE2021-6

Applicant Name – 562 South Main LLC John DeSena

Location – 562 South Main Street

Reason – Drive through Restaurant

Drawing date – 06-07-2021

The South Fire District has no objections to the Drive through Restaurant as proposed by 562 South Main LLC John DeSena at 562 South Main Street, providing all applicable City and State Statues, Codes, Standards and Ordinances are complied with.

Sincerely,



James M. Mastroianni
Fire Marshal

From: Department of Planning, Conservation and Development

Date: 6/7/21 File Identification #: SE2021-6

Phone/Fax #: 860-250-5209 Applicant Name: 562 SOUTH MAIN LLC
JOHN DeSENA

The attached application and site plan has been received for which your comments are requested by 6 15 21.

SUBJECT: SUBDIVISION _____
SPECIAL EXCEPTION X
ZONING _____
SITE PLAN REVIEW X
IWWA _____
OTHER _____

LOT / STREET #: 1 562
LOCATION: SOUTH MAIN ST
REASON: DRIVE THROUGH
RESTAURANT

DRAWING DATE: 6/7/21
REVISION DATE: _____

1. FIRE (City South Westfield)
Safety - Fire control access
Fire Alarm boxes

4. POLICE
Traffic control signs
Traffic safety

2. PUBLIC WORKS
Street construction and layout
Sight distances
Drainage
Surface
Pipe sizes
Easements
Location
Sidewalks
Soil & Erosion controls
Parking lot construction

5. WATER SEWER
Water pipe
Sizes
Location
Pressure
Sanitary Sewer
Location
Location

3. HEALTH DEPARTMENT
Septic System approved
Perc tests
Engineered system required
Well approval
Dumpsters

DEPT. PLANNING & ZONING
21 JUN 10 AM 8:34

COMMENTS See attached.



City of Middletown

Department of Health
245 deKoven Drive
Middletown, CT 06457

TEL: (860) 638-4960 FAX: (860) 638-1960
TDDL: (860) 344-3521

Kevin A. Elak
Acting Director of Health

To: Department of Planning, Conservation and Development
From: Michelle Hansen, Public Health Sanitarian Enforcement Officer
Date: June 9, 2021
Re: 562 South Main St., Middletown, CT, 06457
File ID # SE 2021-6

The drive through restaurant is approved. Public water and city sewer are available to be connected to.
Prior to construction restaurant plans must be submitted to the Middletown Health Department for review.

A handwritten signature in black ink, appearing to read "Kevin Elak".

Kevin Elak R.S.
Acting Director of Health

A handwritten signature in blue ink, appearing to read "Jennifer Sparks".

Jennifer Sparks R.S.
Acting Public Health Manager

A handwritten signature in blue ink, appearing to read "Michelle Hansen".

Michelle Hansen B.S.
Public Health Sanitarian