





Special Permit & Site Plan # 14-1489  
Date of Filing \_\_\_\_\_  
Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_

**TOWN OF HAMDEN**  
**SPECIAL PERMIT and SITE PLAN APPLICATION**

22 Hamden Park Drive Ext. and 0 Putnam Avenue  
PROPERTY ADDRESS AKA 466 Putnam Avenue (Lot 3 and Lot 4) 06517  
(Street Number) (Zip Code)

Total No. Of Acres 5.01 Acres

Pertinent Section(s) of Zoning Regulations Section 380.1

TOTAL AMOUNT (c.y.) OF FILL DEPOSIT/REMOVAL/REGRAIDING: Cut/Fill to be roughly balanced

ZONE M - Manufacturing  Spring Glen Village District  Newhall Design District

CURRENT and INTENDED USES Currently Undeveloped. Proposed self storage facility.  
(If manufacturing, specify amount of floor area for office use, storage area, manufacturing, etc.)

APPLICANT Casey Real Estate Investment, LLC TELEPHONE 646-649-2586  
(Name)

ADDRESS 198 Washington Street Auburn, MA 01501  
(Street Name & No.) (Town, State) (Zip Code)

EMAIL ADDRESS OF PRIMARY CONTACT Bob@boardwalkstoragesolutionsllc.com

PROPERTY OWNER(S)  
(If title is held in partnership a sworn statement disclosing the identification of equitable owners is required.)

Name	Mailing Address (include zip code)	Telephone No.
<u>CLC Realty LLC</u>	<u>13 Hamden Park Dr., Hamden, CT 06517</u>	_____
<u>Four Sixty Six Putnam Realty LLC</u>	<u>745 Burnside Avenue, East Hartford, CT 06108</u>	_____
_____	_____	_____
_____	_____	_____

AQUIFER PROTECTION ZONE (APZ) APPLICATION  YES  NO  
(If yes speak to Planning and Zoning Staff)

WATERSHED APPLICATION  YES  NO

COASTAL AREA MANAGEMENT (CAM) APPLICATION  YES  NO

**Hamden Special Permit and Site Plan Application Revised 07/17/12**

RECEIVED  
TOWN OF HAMDEN

MAR 17 2014

PLANNING AND  
ZONING DEPT.

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Are there Wetlands on the property?  Y  N
2. Has an application been submitted to Inland/Wetland?  Y  N Date submitted 2/20/14
3. Has an application been submitted to RWA?  Y  N Date submitted 2/25/14  
*(If your property is located in a Public Water Supply Watershed please attach a copy of RWA application.)*
4. Is any portion of the property identified on this application within 500' of the boundary of an adjoining town? Y  N
5. Will a significant portion of traffic, resulting from the proposed activity on the site identified on this application, use streets of an adjoining municipality to enter or exit the site? Y  N
6. Will a significant portion of the sewer or water drainage, from the proposed activity on the site identified on this application, flow through and significantly affect the drainage and sewerage system of an adjoining municipality? Y  N
7. Will water runoff, from the proposed activity on the site identified on this application, affect streets, or property in an adjoining municipality? Y  N

If the answers to questions 1 and 2 are "yes" have you received approval from the Inland Wetlands Commission? Y  N Date of Inland Wetlands Approval \_\_\_\_\_

**If the answer is "yes" to questions 4, 5, 6 or 7, pursuant to Connecticut General State Statutes Section 8-3h, you must provide stamped (not metered) envelopes with completed certified mail tickets addressed to any municipalities that abut your property.** The towns that abut Hamden are listed below:

- |   |   |
|---|---|
| 1. Town Clerk of North Haven<br>18 Church Street<br>North Haven, CT 06473 | 2. Town Clerk of New Haven<br>135 Church Street<br>New Haven, CT 06510        |
| 3. Town Clerk of Cheshire<br>84 South Main Street<br>Cheshire, CT 06410   | 4. Town Clerk of Wallingford<br>45 South Main Street<br>Wallingford, CT 06492 |
| 5. Town Clerk of Bethany<br>40 Peck Road<br>Bethany, CT 06525             | 6. Town Clerk of Woodbridge<br>11 Meeting House Lane<br>Woodbridge, CT 06525  |

**NOTE: An application is not complete until all of the required materials are submitted.**

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RIGHT OF ENTRY:** The undersigned owner and/or authorized Agent grants permission to the Zoning Enforcement Officers, Town Planner and members of the Planning and Zoning Commission or their authorized representatives to enter and reenter property herein referred

***Hamden Special Permit and Site Plan Application Revised 07/17/12***

to, for purposes of inspecting said property prior to Commission action and during construction to see that all conditions stipulated as part of any approval are being met.

It is further agreed that in the event the bond is forfeited as a result of failure to complete all required improvements, the Town of Hamden and/or duly authorized persons will be permitted right of entry to complete unfinished work, regardless of change in ownership. Such rights shall be included as part of the deed and to remain in effect until all required work has been completed and the bond released by the appropriate commission. Should the ownership change prior to completion, the new owner shall assume responsibility for commission approval, and comply with all original commission conditions.

Applicant must make certain that application meets the Zoning requirements of the Zone district in which Special Permit is located. If approved, construction must proceed in accordance with approved plans. Any changes proposed by an applicant to an approved site plan shall be submitted in advance to the Planning and Zoning Office for review and prior approval by the staff or by the Commission, as required. Any changes made prior to such review and approval shall constitute a violation of Section 718.6 of the Zoning Regulations.

<p>SIGNATURE <u><i>Charles F. Leroux</i></u> (Property Owner)</p> <p><u>CHARLES F. LEROUX</u> (Please print or type name)</p> <p>MAILING ADDRESS <u>6 INDUSTRIAL CIRCLE</u> <u>HAMDEN, CT. 06517</u></p>	<p>SIGNATURE <u><i>Morgan Hanlon</i></u> (Applicant)</p> <p><u>MORGAN HANLON</u> (Please print or type name)</p> <p>MAILING ADDRESS <u>188 Collins Rd</u> <u>Newton MA 02468</u></p>
<p>SIGNATURE <u><i>M. Schumbe</i></u> (Additional Property Owner)</p> <p><u>By Mark C Schumbe</u> (Please print or type name)</p> <p>MAILING ADDRESS <u>745 Burnside Ave</u> <u>East Hartford, CT 06108</u></p>	<p>SIGNATURE _____ (Additional Property Owner)</p> <p>_____ (Please print or type name)</p> <p>MAILING ADDRESS _____ _____</p>

Revised 05/17/2011

Public Water Supply Watershed/Aquifer  
Project Notification Form  
For The  
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2741, or (203) 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts  
Environmental Planning Department  
Regional Water Authority  
90 Sargent Drive  
New Haven CT 06511

RWA Watershed/Aquifer Project Notification Form  
Page 2

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable. 22 Hamden Park Drive Ext. and  
0 Putnam Avenue (formerly 466

2. Project address Putnam Ave Lots 3&4 Town Hamden, CT

3. Application for:  Planning and Zoning  Inland Wetlands  Zoning Board of Appeals

4 Project Description: Construct a Self Storage facility consisting of seven (7) buildings with a total area of ±76,225 sf., along with associated site, improvements, utilities, and stormwater management system.

5. Waste Water Disposal:  Septic System  Public Sewer  None

6. Water Supply:  Private Well  Public Water

7. Heating Fuel:  Oil  Gas Other \_\_\_\_\_

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site +/- 5.0 acres

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance +/- 3.2 acres

10. Percent of existing impervious surfaces including buildings, roads and pavement 0% Existing; 37% Previously Approved

11. Proposed Increase in impervious surfaces 58% Impervious area proposed

12. Number of existing and proposed floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground

No floor drains or sump pumps are proposed for this project.

13. Are there any wetlands or watercourses on the property? If so, describe

Yes, there is an existing watercourse and wetland system located near the eastern property line. No direct work is proposed in the wetlands or within the 100 ft regulated area; however, work is proposed within the 200 ft regulated area.

14. Brief description of existing and proposed stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available  
The majority of the Site is undeveloped; however, a detention basin and associated appurtenances have been constructed as part of the previous application. The detention basin was designed to accommodate the previously approved development for this site. Therefore, any increase in peak stormwater flow resulting from the proposed development, when compared to the currently approved development, will be accounted for and mitigated on-site. Under proposed conditions, stormwater runoff from the paved areas will be collected by catch basins with deep sumps and directed to water quality units prior to connecting to the existing closed pipe drainage system that discharges to the existing detention basin. Rooftop runoff will be collected and directly discharged to underground infiltration systems.

15. List of existing and proposed underground or above-ground storage tanks including age, capacity and contents  
Not applicable to this project.

16. List of potentially harmful chemicals stored or used on property (existing and proposed) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides  
Not applicable to this project.

17. Describe any wastes generated and their means of disposal  
Common trash (ie. cardboard boxes and packing materials) will be generated by the storage unit users. Dumpsters are proposed within enclosures for trash disposal.

18. Contact Information:

Name: Jason Mikrut, P.E.

Company: Vanasse Hangen Brustlin, Inc.

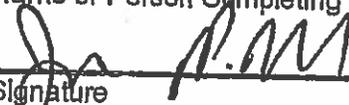
Address: 100 Great Meadow Road, Suite 200  
Wethersfield, CT 06109

Phone: 860-807-4300

Email: jmikrut@vhb.com

Jason Mikrut, P.E.

Name of Person Completing Form

 9/12/14  
Signature Date

**NEW REQUIREMENT: NEED TO NOTIFY  
CONNECTICUT DEPARTMENT OF PUBLIC HEALTH**

**Using Public Water Supply Watershed or Aquifer Area Project Notification Form**

**Note:** All applicants before a municipal Planning Commission, Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are now required by Public Act No. 06-53 of the CT General Statutes to notify The Connecticut Commissioner of Public Health of the proposed project within seven days of filing.

To notify the Commissioner of Public Health, you must use the Online Notification Form, which you can find by doing the following:

1. Type in the following URL to access the website:  
[www.dir.ct.gov/dph/water/web\\_form.htm](http://www.dir.ct.gov/dph/water/web_form.htm) -- It will take you to the DPH Drinking Water Section web page and the form you need to complete.
2. Answer each question. For Steps 2.1 and 2.2., consult the map in the Planning & Zoning Department to see which one applies. **Note: If your property lies outside the public water aquifer and watershed areas, you do not need to fill out the online form.**
3. For Step 2.3, the PWSID number is: **0930011**
4. Print a copy of the completed form and submit to the Planning and Zoning Department with your application.
5. If you have any questions or problems concerning the website contact the Department of Public Health staff at: (860) 509-8000.

**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

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**Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?**

- No, Go to Step 2
- Yes, i have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year  Complete steps 4-6

**Step 2:**

- 1. Name of public water supply aquifer your project lies within:
- 2. Name of the public water supply watershed your project lies within:
- 3. Public Water Supply Identification number (PWSID) for the water utility:

**Step 3: For 1-5 Check all that apply**

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation Improvements;  institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe:
- Other, Please describe:

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining
- Other Please Describe: \_\_\_\_\_

5. My project will utilize:

- septic system;  existing public sewer;  new public sewer;  agricultural waste facility;
- existing private well;  new private well;  existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

Step: 4 Applicants Contact Information:

Name: Jason Mikrut, P.E.

E-mail address: jimikrut@vhb.com

Telephone: 860-807-4300

Fax number: 860-372-4570

Step 5: Please provide the following if available:

Project name: Boardwalk Storage Solutions

Project site address: 22 Hamden Park Drive Ext. and 0 Putnam Ave

Town: Hamden

Project site nearest intersection: Putnam Avenue and Gallagher Road

Project site latitude and longitude: 41°20'37.92"N 72°55'48.86"W

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**