
November 18, 2020

Jeremy DeCarli.
Planning & Zoning Official
Town of East Hampton
20 East High Street
East Hampton, CT 06424

**Re: Impact Statement Per Section 9.2.C.3
249 West High St.
CMG ID 2017-194**

Per Section 9.2.C.3 we offer the following comments regarding potential Traffic, Fiscal, Environmental and Land Use Impacts from the proposed project.

Traffic

The proposed project is the re-establishment of fuel sales at this existing commercial location. In conjunction with the re-established fuel sales, a portion of the existing building, approximately 1,300 SF, will be renovated into a small convenience store. Fuel sales and convenience store sales are convenience uses for motorists already on the roadway or already doing business the property. Numerous studies, supported by the methods outlined in the Institute of Traffic Engineer's *Trip Generation Manual* have shown that the vast majority of trips to this type of facility are "pass by trips" by vehicles already on the road and do not add significant new traffic to the roadways.

The site currently has three curb cuts on Rt 66 and two on Rt 16. The proposed project will reduce the curb cuts to a single "right-in right-out" curb cut on Rt 66 and a single full access curb cut on Rt 16. Stop bars and stop signs will be added at each curb cut. The curb consolidation and controls will improve traffic safety at the facility.

Fiscal

The proposed improvements will result in an increased tax assessment with a corresponding increase in taxes paid to the town. The use will create some additional employment opportunities while not creating additional demand for town resources.

Environmental

The proposed project includes the installation of a new stormwater management system meeting the guidelines specified in the CT DEEP “2004 Connecticut Stormwater Quality Manual”. The project will result in a reduction in impervious service and therefore a slight reduction in total and peak rate of stormwater runoff.

To ensure no negative environmental impact, the underground storage tanks and fuel dispensing system will meet all CT DEEP regulations. The tanks will be double-walled and constructed of non-corrodible FRP. The underground piping will also be double-wall, non-corrodible, with no buried joints or fittings. The entire system will be continuously electronically monitored by an approved system meeting the standards of a continuous precision test.

Land Use

This project is an addition of a commercial use to an existing commercial site in the C zoning district. A recent revision to the “East Hampton Zoning Regulations” confirmed that a filling station, when properly designed, is compatible with the C zoning district. Rt 16 and Rt 66 are major arteries in the town of East Hampton. The filling station use is consistent with other uses in the vicinity.

The project will renovate the grounds with considerable new landscaping and which will greatly improve the curb appeal of this highly visible location at the intersection of two main thoroughfares.

Please contact me if you need any additional information at (860) 222-4208 (cell phone).

Sincerely,

CMG ENVIRONMENTAL, INC.



Mark G. Smith, PE
Principal Engineer - Engineering Services