

PZC App #4931

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PROJECT NARRATIVE

Proposed Addition to M&R Liquors

214 West Main Street
Avon, Connecticut

1. The subject site (#214 West Main Street) consists of 0.540 acre in the CR Commercial Retail Zone on the north side of West Main Street (U.S. Route #44) in Avon, Connecticut. There is an existing 4,550 s.f. one-story retail building on the site that was built in 1970 and is occupied by M&R Liquors. There are also existing driveways, parking spaces, sidewalks, utilities, landscaping, and other improvements on the site. The existing building is served by public water and public sanitary sewer. The three existing buildings at #214, #210 and #200 West Main Street are subject to Consolidated Parcel Agreements.
2. The current application pending before of the Avon Planning and Zoning Commission is a request to build a 1,108 s.f. one-story addition on the back of the existing building. The reasons this proposed addition is needed is are follows:
 - a. The two existing bathrooms in the building (one men's room and one ladies' room) are small and non-conforming (as previously stated the building was constructed in 1970). The owners would like to install new ADA-compliant bathrooms (one men's room and one ladies' room) which are approximately three times the size of the existing bathrooms, but without sacrificing retail or office space.
 - b. The existing "office" in the rear of the building is small and haphazard, and the owners would like to upgrade it to a more formal and functional office. The owners would also like to add a designated employee breakroom, which does not exist at present.
 - c. The stairs going down to the storage area in the basement are old and outdated, and could be considered hazardous. The owners would like to upgrade the stairs to make them Code-compliant.
 - d. There are some structural issues with the floor below the existing beer coolers located along the rear (northern) wall of the retail area, so the owners would like to relocate the beer coolers to the western wall. There is also a logistical reason for this change: Once the new beer coolers have been installed, then the old coolers can be removed, and as a result there will not be any disruption to beer sales while the building addition is under construction.

3. At present there is an area of existing pavement behind the rear (north side) of the existing building. The proposed addition will replace some of this pavement, and an additional 611 s.f. of pavement will be removed, resulting in a decrease of impervious surface on this site.
4. Additional landscaping will be added to the site. In the front, one 3"- 5" diameter sugar maple (or other type of maple tree) will be added to the eastern end of the existing landscaped island (to replace a tree that was removed). In the rear of the site, additional evergreens (spruce trees and arborvitae similar to the existing vegetation) will be planted to increase the buffer screening. Weeds will also be removed, and a grass area adjacent to the new addition will be established.
5. The exterior of the proposed addition will match the color, vertical siding, and style of the existing building.
6. The eastern portion of the proposed addition will discharge stormwater runoff towards an existing catch basin to the east of the building, and the western portion of the addition will discharge stormwater runoff towards an existing catch basin to the west of the building. Because the existing impervious surface (pavement) is being replaced by a smaller amount of impervious surface (the proposed addition plus removal of excess pavement), there will not be any increase in stormwater runoff from this site (in fact, there should be a theoretical decrease).