



Town of Wallingford, Connecticut
221-20A

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

KACIE A. HAND, A.I.C.P.
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

December 23, 2020

Proton International LLC
c/o Attorney Jim Loughlin
Loughlin Law, P.C.
221 North Main Street, Wallingford, CT 06492

RE: Site Plan Application #221-20
Cancer Treatment Center, 932 Northrop Road

Dear Mr. Carbone:

This office has the following comments regarding your application and associated plans:

1. Application should provide some sort of narrative information concerning use, number of employees and projected patient numbers in order to verify that a traffic study is not required.
2. There does not appear to be an A-2 survey map in the application set. (Sec 7.4)
3. Zoning Table parking calculations should read 116 required with explanation that 50 are provided by variance. (Sec. 7.4.A.1.d.)
4. There is no photometric plan for outside lighting (Sec. 7.5.A.1.5.b.)
5. The Stormwater Management plans show a number of what appear to be yards drains. The legend on the plans show a different symbol for yard drains than that used on the on the actual plans. They should match. (Sec. 7.4A.6.)
6. How much fill will there be in the larger stockpile area? Has adequate protection been shown for the immediately adjacent temporary silt basin? (Sec. 6.18.)
7. Zoning regulations would appear to limit this proposal to approximately 100sf of outside signage. Submitted plans show over 200sf of proposed building and ground signage. Plans should be amended accordingly. (Sec. 6.9.D.5.)
8. This office would recommend a \$30,000.00 sedimentation and erosion control bond. (Sec. 6.18.)

Should you wish to discuss these comments or application further, please call the Planning Office at 203-294-2090.

Regards,


Thomas Talbot
Planner

Please note: Any responses/correspondence, additional documents and/or revised plans must be received by the Planning & Zoning Department by the close of business on **Wednesday, January 6, 2021** in order to be provided to the Planning & Zoning Commission prior to the Monday, January 11, 2021 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the cutoff date, Commission policy is that the application will not be considered/discussed at the upcoming meeting since the necessary information has not been provided.

P5050004-09
January 6, 2021

221-20B

Thomas Talbot
Town Planner
Wallingford Town Hall
45 South Main Street
Wallingford, CT 06492

RECEIVED

JAN - 6 2021

WALLINGFORD
PLANNING & ZONING

Re: **Site Plan Application #221-20
Cancer Treatment Center, 932 Northrop Road
Planning and Zoning Review Comments**

Dear Mr. Talbot:

We are in receipt of your comments dated December 23, 2020 and offer the following responses, with your initial comments repeated and our responses in bold face type.

- 1) Application should provide some sort of narrative information concerning use, number of employees and projected patient numbers in order to verify that a traffic study is not required.

Tighe & Bond has conducted an analysis of the proposed facility and we have concluded that the peak volume for the site will be 23 total trips. Our trip generation letter provides information for the number of employees, projected patient numbers and trips generated and is enclosed for your review. The proposed Proton Therapy Center will not require a traffic study under Zoning Regulation Section 4.10 C. 2.

- 2) There does not appear to be an A-2 survey map in the application set. (Sec 7.4)

The project A-2 survey map is enclosed with this letter for your files.

- 3) Zoning Table parking calculations should read 116 required with explanation that 50 are provided by variance. (Sec. 7.4.A.1.d.)

The Zoning Table on sheet C-101 has been revised to read 116 spaces required and 50 spaces provided by variance.

- 4) There is no photometric plan for outside lighting. (Sec. 7.5.A.1.5.b.)

Photometrics and luminaire plan sheets C-603 & C-604 were previously included with the material to Planning and Zoning. We have enclosed a copy of these sheets with this letter.

- 5) The Stormwater Management plans showing number of what appear to be yard drains. The legend on the plans show different symbol for yard drains than that used on the actual plans. They should match. (Sec. 7.4A.6.)

The stormwater management plan legend on Sheet C-301 has been revised.

- 6) How much fill will there be in the larger stockpile area? Has adequate protection been shown for the immediately adjacent temporary silt basin? (Sec. 6.18.)

The larger stockpile area contains 9,000 cubic yards of organic topsoil for the developed area of the site. Depth of organic topsoil varies from 6" to 18", this volume represents a conservative uniform depth of 18". Per comments we received from the Town's Inland Wetland and Watercourse Agent, temporary stone lined swales have provided at the perimeter of the stockpile as well as the previously proposed temporary sediment trap and perimeter erosion controls. These controls are adequate to prevent soil erosion and sediment transport from the stockpiling activities.

- 7) Zoning regulations would appear to limit this proposal to approximately 100 SF of outside signage. Submitted plans show over 200 SF of proposed building and ground signage. Plans should be amended accordingly. (Sec. 6.9.D.5.)

The revised plans don't include building signage. Rather, plans will be submitted for approval at a later date, after our signage need is better understood.

- 8) This office would recommend a \$30,000.00 sedimentation an erosion control bond. (Sec. 6.18.)

So noted.

Very truly yours,

TIGHE & BOND, INC.



Andrew White, PE, ENV SP
Project Manager



Charles J. Croce, PE
Vice President

Enclosures

Copy: Jim Loughlin (w/encl)
Peter Carbone (w/ encl)

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250505-004
January 4, 2021

22-200

Tighe & Bond



RECEIVED

JAN - 6 2021

WALLINGFORD
PLANNING & ZONING

Attorney Jim Loughlin
Loughlin Law – A Professional Corporation
221 North Main Street
Wallingford, CT 06492

Re: **Connecticut Proton Therapy Center**
932 Northrop Road
Wallingford, CT

Dear Attorney Loughlin:

Proton International is proposing to construct a new Proton Therapy Center at 932 Northrop Road in Wallingford, CT. The proposed building will be 27,810 square feet and have one treatment room. The facility will be staffed with 24 first shift employees, 13 second shift employees, and will serve 3-4 patients per hour with hours of operation of 6:30 AM and 8:00 PM. The following letter reviews the potential site-generated traffic of the proposed facility and concludes that the proposed development does not require traffic impact analysis under Section 4.10 C. 2. of the Wallingford Zoning Regulations.

Site generated traffic volumes for the proposed Proton Therapy Center were estimated using the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017. Although the published data does not include traffic generation data for this specific land use, data for the most similar land use of Medical-Dental Office (Code 720) was used to estimate site generated trips. Table 1 below provides a summary of the estimated trip generation for the weekday morning and weekday afternoon peak hours.

The site generated traffic estimates were conducted based on the number of employees during the peak shift, 24, and the total building area, 27,810 square feet. Based on the operational characteristics of the proposed facility with the employee count of 24 during the peak shift and servicing of 3-4 patients per hour, the trips based on the employees provides a more accurate estimation of the site generated traffic with an estimated 23 site trips during the peak hours. The estimates using the square footage data results in 77 morning peak hour and 96 afternoon peak hour trips.

TABLE 1

Site Generated Traffic Summary

	Enter	Exit	Total
24 Employee Medical-Dental Office			
Weekday Morning	18	5	23
Weekday Afternoon	8	15	23
27,810 SF Medical-Dental Office			
Weekday Morning	60	17	77
Weekday Afternoon	27	69	96

Source: Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017 -
Land Use Code 720 Medical-Dental Office



Based on the site generated traffic volumes estimated in Table 1, fewer than 100 peak hour trips are anticipated to be generated by the proposed Proton Therapy Center and a traffic impact analysis is not required for the Town of Wallingford approval process under Zoning Regulation Section 4.10 C. 2.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



Charles J. Croce, PE
Vice President

J:\P\5050 Proton International\004 Northrop Road Facility - Civil\Traffic\2020_10-29 Trip Generation Letter.docx

221-20 D

P5050004-09
January 5, 2021

Alison Kapushinski, P.E.
Town Engineer
Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, CT 06492

RECEIVED

JAN - 6 2021

WALLINGFORD
PLANNING & ZONING



Re: **IWWC Application #A20-12.1**
932 Northrop Road
Department of Engineering Review Comments

Dear Ms. Kapushinski:

We are in receipt of your comments dated December 30, 2020 and offer the following responses, with your initial comments repeated and our responses in bold face type.

- 1) Drainage pipe from YD-06 to DMH-09 to be checked for conflict with drainage line from CB-04 to DMH-07. Adjustments to be made if necessary.

Sheet C-301 has been revised to change the slope of the 12" DIP from YD-06 to DMH-09 from 1.32% to 0.75% to increase the pipe separation. Sheet C-301 is attached for your reference.

- 2) Light pole appears to be in conflict with the proposed drainage line from CB-03 to DMH-07.

The three southern light poles have been moved to the south by 1 foot to avoid a potential conflict with the drainage line.

- 3) Provide additional yard drain at the end of the swale along the eastern side of the parking area, upstream of YD-07.

C-301 has been revised to provide an additional yard drain (YD-12) located at the end of the eastern swale. Sheet C-301 is attached for your reference.

Very truly yours,

TIGHE & BOND, INC.

Handwritten signature of Andrew White in black ink.

Andrew White, PE, ENV SP
Project Manager

Handwritten signature of Charles J. Croce in black ink.

Charles J. Croce, PE
Vice President

Enclosures

Copy: Jim Loughlin (w/encl)
Peter Carbone (w/ encl)

J:\P\5050 Proton International\004 Northrop Road Facility - Civil\Project Management\Correspondence\2021_01-06 P&Z staff comments\2021_01-06 Response to Engineering.docx



Loughlin Law
A Professional Corporation

Attorney Jim Loughlin

221-20F

Mr. Thomas Talbot, Town Planner
TOWN OF WALLINGFORD
45 South Main Street
Wallingford Connecticut, 06492

re: Site plan application #221-20
Cancer Treatment Center, 932 Northrop Road

RECEIVED

JAN -6 2021

WALLINGFORD
PLANNING & ZONING

Dear Mr. Talbot:

These attachments respond to yours dated 12/23/2020, in anticipation of the Commission's meeting on Monday.

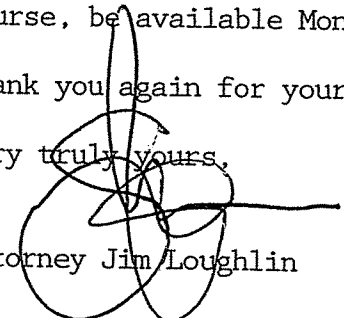
Under this application Proton International proposes a new cancer treatment center in the I-5 Zone, on Northrop Road adjacent to the north from The Marriott. The proposed structure will contain 27,810 square feet, with one treatment room. Proton will operate the facility together with Yale-New Haven Health and Hartford Healthcare. It will be a proton therapy center, using protons instead of photons in its treatment. This state of the art, innovative therapy works much like traditional radiation therapy, but delivers a greater degree of radiation with far less impact on surrounding healthy tissue and organs, and treats tumors more effectively. Nationally, there are approximately 40 such facilities. Worldwide, there are less than 100. Proton participates in seven.

The proposed Center is fully compliant with Wallingford's zoning regulations. Work with your staff, Wetlands, Engineering and the Water Sewer Division (which is also the oversight authority for the Water Protection District) has been very productive. Their assistance is sincerely appreciated.

Because the use will generate less than 100 peak hour vehicle trips, a traffic study is not required pursuant to §4.10.C.2 of your regulations. The facility will be staffed with 24 early-shift employees and 13 later-shift employees. It will serve 3-4 patients hourly between 6:30am and 7:00pm. From its experience with limited patient load and facility size, this Wallingford site will require relatively less parking and generate minimal traffic. Proton recently received a variance from the ZBA, for 50 parking spaces where some 112 spaces are required under your regulations. These factors all show the 100 peak hour threshold for a traffic study is not triggered. If more information about this issue is necessary, engineers from Tighe & Bond will, of course, be available Monday night.

Thank you again for your guidance.

Very truly yours,


Attorney Jim Loughlin

LOUGHLIN LAW, PC • E. JAMES LOUGHLIN, ESQ.

221 North Main Street, Wallingford, CT 06492 • 203-265-3030 • fax 203-284-5002 • jim@Loughlin-Law.com

221-206

RECEIVED

INTEROFFICE MEMORANDUM JAN -6 2021

WALLINGFORD
PLANNING & ZONING

TO: ERIN O'HARE, ENVIRONMENTAL PLANNER

FROM: ERIK KRUEGER, P.E., SENIOR ENGINEER, WATER AND SEWER DIVISIONS *HAL*

SUBJECT: 932 NORTHROP ROAD - INLAND WETLANDS AND WATERCOURSES PERMIT APPLICATION NO. A20-12.1 - PROTON INTERNATIONAL

DATE: JANUARY 5, 2021

CC: N. AMWAKE, P.E.; D. SULIVAN; J. PAWLOWSKI; K. BRENNER; T. TALBOT, ACTING TOWN PLANNER; P. CARBONE, PROTON INTERNATIONAL; J. LOUGHLIN, LOUGHLIN LAW PC; A. WHITE, TIGHE & BOND

The entire property associated with this application is within the Wallingford Watershed Protection District. As such, all of the land on the property is tributary to the Town's public drinking water supply. In addition to the Inland Wetlands and Watercourses Regulations, the project is also subject to the Watershed Protection District (WPD) regulations in section 4.13 of the Wallingford Zoning Regulations.

The Wallingford Water and Sewer Divisions offer the following comments regarding the subject project as it relates to the Inland Wetlands and Watercourses Regulations and the Watershed Protection District regulations.

We hereby request that all of the noted comments in this memorandum be made conditions of approval to be addressed prior to commencing work at the site.

1. Storm water collection and treatment system:

- a. The Watershed Protection District Regulations stipulate that the storm water from all parking areas, loading docks and impervious traveled ways be treated. The drawings for this application show that the storm water runoff from the parking areas and driveway will be directed to a conventional oil/water/grit separator followed by a sand filter prior to discharge into the the underground infiltration system and/or the storm drainage system as required by the WPD Regulations.
- b. The storm water runoff from unpaved, non-traffic areas and building roof is shown to be diverted away from the storm water treatment system and discharged to the underground infiltration systems.
- c. The calculations in the Engineering Report prepared by Tighe & Bond dated December 1, 2020 indicate that the sand filters for the storm water treatment system will provide a minimum volume above the top of sand equal to the initial 1-inch of runoff for the tributary area with a minimum of 1-foot of freeboard above the maximum water elevation as required by the WPD Regulations.

The storm water treatment systems shown on the drawings include diversion structures upstream of the oil/water/grit. There is no detail for the diversion structures and it is not clear if calculations are provided that show all flows in excess of the 25-year return period storm will be by-passed around the oil/water/grit separators.

Kindly provide information on the nature and degree of contaminants discovered and correspondence from the CT-DEEP that indicates their approval of the proposed stockpiling and cover plan.

Erosion controls shown on the drawings include a sediment trap at the toe of the proposed mound. It is imperative that the erosion controls be adequately maintained during the stockpiling operation so that impacted soils are not washed downstream into the drainage channel which ultimately flows into the Muddy River which is tributary to the Wallingford municipal drinking water supply watershed. All erosion control shall be maintained until the site is stabilized with permanent vegetation.

7. Water and Sewer Utilities:

- a. Water and sanitary sewer utilities are available at this location.
- b. Comments regarding this wetlands application are focused on the impact to the public drinking watershed.
- c. Some of the details as well as the size of the required water and sewer utilities shall be revised as necessary to meet the requirements of the Water and Sewer Divisions. Additional comments regarding the water and sewer utility services to the building will be detailed further in our review of the Planning and Zoning application for this project.
- d. A performance bond will be required to be posted by the Owner for the water and sewer utility installations. The amount of the bond will be based on the estimated cost of the water and sewer utility installations and will also include an additional \$10,000 in order to cover the storm water maintenance system.

221-20 PZH File



Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering AMK

RE: PZC Site Plan Application #212-20
932 Northrop Road

DATE: December 30, 2020

Dear Commissioners:

Attached please find comments provided to the Inland Wetlands & Watercourses Commission. The applicant has satisfactorily answered all comments from this office. I have no further comments on this application at this time.

If you have any questions or require any additional information, please let me know.

221-207

REVISED

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

APPLICATION: #221-20

DATE OF SUBMISSION: November 25, 2020

DATE OF RECEIPT: December 14, 2020

SCHEDULED MEETING: January 11, 2021

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan/Proton International/Cancer Treatment Center/932 Northrop Road

LOCATION: 932 Northrop Road

REFERRED TO:

- ELECTRIC
- HEALTH
- BUILDING
- ENGINEERING
- INLAND WETLANDS
- OTHER
- FIRE
- WATER & SEWER

DEPARTMENT COMMENTS: All comments from my Dec. 30, 2020 memo have been adequately addressed. I have no further comments.

SIGNED BY: [Signature] / Town Engineer (Title)

DATE: 1/7/21

212-20J

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #221-20

RECEIVED

DATE OF SUBMISSION: November 25, 2020

DEC 16 2020

DATE OF RECEIPT: December 14, 2020

WALLINGFORD
PLANNING & ZONING

SCHEDULED MEETING: January 11, 2021

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan/Proton International/Cancer Treatment Center/932 Northrop Road

LOCATION: 932 Northrop Road

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

INLAND WETLANDS

OTHER


FIRE

WATER & SEWER


DEPARTMENT COMMENTS: FMO IS GOOD WITH SITE PLAN. THE FIRE SAFETY (BUILDING)
PLAN REVIEW TO INCLUDE SPRINKLER AND FIRE ALARM PLAN
SHALL BE CONDUCTED BY A INDEPENDANT THIRD PARTY
REVIEW. PLEASE CONTACT FMO FOR CONSULTANT LIST

SIGNED BY:

DATE:


FMO

1.12.18/20
(Title)

RECEIVED
DEC 17 2020

BY

221-20 K

IWWC file



Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Inland Wetlands and Watercourses Commission

FROM: Department of Engineering AMK

RE: IWWC Application #A20-12.1
932 Northrop Road

DATE: December 30, 2020

Dear Commissioners:

We are in receipt of the following materials for the referenced application:

- Letter from Attorney Jim Loughlin, Loughlin Law PC to Mr. James Vitale, Chair of Inland Wetlands & Watercourses Commission, dated December 1, 2020.
- Wetland and Watercourse Survey Memorandum from Raina Volovski, PWS, CPSS and Rick Canavan, PhD, Tighe & Bond to Peter A. Cardone, Proton International dated September 20, 2019.
- U.S. Fish and Wildlife Service National Wetlands Inventory Map dated August 27, 2019.
- Engineering Report prepared for Proton International, LLC, prepared by Tighe & Bond, dated December 1, 2020.
- Connecticut Proton Therapy Center – Outpatient Facility Local Approvals Plan Set, issued December 1, 2020.

This office has had several meetings and calls with the applicant and the applicant's engineering consultant Tighe & Bond. Most comments have been satisfactorily addressed in the most recently submitted plans.

I recommend the following comments as Suggested Conditions of Approval:

1. Drainage pipe from YD-06 to DMH-09 to be checked for conflict with drainage line from CB-04 to DMH-07. Adjustments to be made if necessary.
2. Light pole appears to be in conflict with the proposed drainage line from CB-03 to DMH-07.
3. Provide additional yard drain at the end of the swale along the eastern side of the parking area, upstream of YD-07.

If you have any questions or require any additional information, please let me know.



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

221-201

JAMES E. VITALI
CHAIRMAN

ERIN O'HARE
ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2093
FAX (203) 294-2095

MEMORANDUM

To: Tom Talbot, Acting Town Planner
From: Erin O'Hare, Environmental Planner *EO*
Date: Jan. 8, 2021
Subject: IWWC

Re: Report to PZC as per CGS Sec. 8-3(g) regarding applications and/or requests:

Site Plan #212-20 - Proton International / 932 Northrup Road

**IWWC #A20-12.1 / 932 Northrup Road – Proton International, Inc. –
(medical center)**

This memorandum provides the PZC with a report from the IWWC in accordance with CGS Section 8-3(g), as amended, relative to the disposition of certain matters pending before the PZC - subject applications.

At its Regular Meeting, Jan. 6, 2021, the IWWC acted to approve IWWC #A20-12.1 / 932 Northrup Road – Proton International, Inc. – (medical center) with the Conditions of Approval provided below.

Conditions of Approval

- 1) Bond to be posted in the amount of \$10,000.00.
- 2) Final plan revision to address Town Engineer's comments per Dec. 30, 2020 memorandum.
- 3) Final plan revision to address Water Division comments dated 1/5/21.
- 4) Erosion control measures are in place and meet the approval of the Environmental Planner prior to any further work being conducted onsite.
- 5) During the Construction Phase, the person responsible for the Erosion Control Plan on the work site should conduct daily monitoring of the lower drainage swale area and the area located immediately in front of the inlet to the Marriott's 24' RCP for possible erosion control issues and/or sedimented flows that may leave the site. Monitoring should also be conducted before and after storm events. Restoration of existing erosion control measures, as may be necessary, or installation of additional erosion control measures, as may be necessary, should be immediately implemented.

Regulated Activities

Section 2.1.z. 2. *The creation of any surfaced area (which is any impervious or semi-impervious area as defined in Section 2.1.hh.) which totals 20,000 square feet as a single or aggregate area on any property, likely to impact or affect wetlands or watercourses;*”

Proposed creation of impervious surfaced area 74,663 s.f.