TOWN OF PORTLAND
PLANNING & ZONING COMMISSION
General Application Form

SECTION I: (check one)
1) Site Plan Review
2) Site Plan Modification
3) Special Permit
4) Special Permit Modification
5) Subdivision/Re-Subdivision
6) Subdivision Text Revision
7) Earth Excavation and/or Removal
8) 8-24 Referral
9) Zoning Regulation Text/Map Amendment
10) Zone Change
11) PUCD Text Revision
12) Subdivision/Re-Sub. Modification

SECTION II:
- Property Location: 1390 Main Street
  Assessor's Map #: 076 Lot #: 0001 Zone(s): RI - Restricted Industrial
- Applicant's Name: Central Connecticut Amos, LLC Home/Business Phone: 203-494-3566
  Email: rob@centralarms.com Fax: Cell: Mailing Address: 130 Marlborough Street, Portland, CT 06480
- Engineer/Agent: Judy Schuler, P.E., East-West Engineering, PLLC Business Phone: 860-729-9326
  E-mail: judy@eastwestengineering.com Fax: Cell Phone:
- Record Owner: Gil Isle LLC
- Deed Reference: Volume: 891 Page: 282
- Description or survey map: (attach additional page if necessary) See "Property Boundary Survey - Existing Conditions Survey" included in the Site Plan Drawing Set
- The property is serviced by: X Septic ______ Sewer ______ Well ______ Municipal Water

SECTION III
A. Site Plans - Submit six (6) 24" x 36" and twelve (12) 11" x 17" copies, unless otherwise determined by Planning Department
B. Description of existing or proposed uses and structures:
The existing parcel is comprised of vacant land previously occupied by a drive-in movie business. A 51,902 SF building is proposed along with associated site improvements (i.e., driveways, parking, stormwater structures, utilities...). See attached narrative for additional details.
C. Narrative for Special Permit Applications
D. Submit a copy of Schedule A & Deed Restrictions Section under which application is made
E. Any disturbance within 100' of wetlands or watercourse? ________ Please submit letter from Soil Scientist.
F. Fee: See information sheet for fees (plus $60 State fee & $20 per Public Hearing Sign for each 200 linear feet of frontage)
G. Is property within 500 feet of Municipal Boundary? Yes ________ No ________

The owners and the applicant hereby grant the Portland Planning & Zoning Commission and/or its agents permission to enter upon the property for which a Special Permit is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of Portland.

Date: 9/8/21
Applicant's Signature(s)

Date: 9/8/21
Owner's Signature(s)

Revised: 11/17/2015
Central Connecticut Arms, LLC is a Veteran owned and operated business since 2013, that relocated to Portland in 2017. It has outgrown its current location and is seeking to construct a new state-of-the-art, all-inclusive facility (comprised of 51,902 square feet) that will not only house its retail business but has something for everyone: an indoor range, gunsmithing, archery sales and service, and an archery range. It will also offer state-of-the-art VR and simulators for private or law enforcement advanced training. This will provide a centralized, supervised and safe location for indoor target shooting in the area. An axe throwing area and a deli for patrons, or for take-out services, is also proposed.

The property at 1390 Main Street is comprised of 10.8 acres of land and subdivision of the property into two lots is proposed. The western lot (Lot 2) will continue to be utilized as a boat storage area by the present owner and the eastern lot (Lot 1) is proposed to be developed as the Central CT Arms facility. Lot 1 is presently an undeveloped, vacant parcel of land that was historically used as a drive-in movie theater and an area of fill placement. The Portland Drive-In Movie Theater operated on the site beginning in 1953 and closed in 1986. The construction of the Central CT Arms facility on Lot 1 will allow for the historically developed land that was subject to fill and that has been vacant for over the last 2½ decades to be redeveloped into a one-of-a-kind facility in this region.
PROJECT SUMMARY
Central Connecticut Arms – Proposed New Construction
1390 Main Street, Portland, Connecticut

The subject site is located at the northwest corner of Connecticut State Route 17 and Connecticut State Route 17A (Main Street) in the Town of Portland, Connecticut. It is comprised of 5.2 acres of land that will be created as part of the subdivision of the property known as 1390 Main Street. The 5.2 acre parcel (hereafter referred to as the site) is the newly created eastern lot of the subdivision (Lot 1). The western portion of the site comprised of 5.57 acres of land (Lot 2) will continue to be used a boat storage area.

Due to the western lot (Lot 1) located in a floodplain area with limited development opportunities and present use as a boat storage area, and the eastern (Lot 2) historically developed, subject to fill, and vacant over the last 2½ decades, Open Space areas have not been designated as part of this subdivision application.

As noted above, the subject site is presently an undeveloped, vacant parcel of land that was historically used as a drive-in theater and an area of fill placement. The site is located in the Restricted Industrial (RI) Zone and the western portion is in the floodplain zone AE. Stormwater runoff from the eastern portion of the site generally flows in an easterly direction and to the north. Stormwater runoff from the western portion of the site generally flows in a westerly and northerly direction. Both drainage areas eventually discharge to the floodplain area located to the east and north of the site. Post construction, the drainage patterns on site will generally remain the same with stormwater runoff from the improved site flowing to floodplain areas.

Work includes the construction of a 51,902 square foot (sf) steel framed building with 32,033 sf on the first floor and 19,869 sf located on a second floor mezzanine. Site improvements include new curb cuts off of Route 17A and Route 17, new internal drive aisles and a striped parking lot including a total of 106 parking spaces (with 5 standard handicap accessible spaces and 1 van accessible space.) The building will be served by a new septic system and public water. All utilities will be underground.

The stormwater management system is comprised of a network of catch basins and associated piping. A hydrodynamic separator is proposed for water quality. Due to the location of the site in the downstream area of the watershed, the site design allows for the early release of stormwater runoff from the site rather than detention. Furthermore, due to the site location within an aquifer protection area, the new parking and driveway areas will be paved and the stormwater from the paved surfaces will be collected via the piped system and routed through a hydrodynamic separator for water quality treatment before discharging to the floodplain.
Work in the floodplain includes the installation of the septic system and associated grading to avoid ponding in and around the septic system. Additional work in the floodplain includes the construction of a portion of the parking lot area with approximately 13 parking spaces. Post construction there will be no net fill within the floodplain (see calculation on sheet GP-1 of the drawing set).

The project will be completed in a single phase. The estimated total area of the site that is expected to be disturbed by construction activities is 3.65 acres (159,106 +/- sf).
July 19, 2021

Judy Ascano Schuler, PE
East-West Engineering
P.O. Box 271645
West Hartford, CT 06127-1645

Re: Proposed Development, 1390 Main Street Portland, Connecticut

cc: Ms. Mary Dickerson, Development Planner, Town of Portland

Dear Ms. Ascano,

The Office of State Archaeology (OSA) reviewed the conceptual plan for the development of the above-mentioned project. The proposed development includes construction of an approximately 31,300 square-foot structure, parking lots, two detention ponds, and associated utilities and infrastructure at 1390 Main Street in Portland.

OSA reviewed state archaeological site files and reports, USDA soil maps, historic maps, and aerial photographs to assess the archaeological sensitivity of the project area. The proposed project location is situated at the northwest corner of the intersection of Main Street and Route 17A in an area in area designated as having high archaeological sensitivity by the town of Portland. The soils in the proposed lot are mapped as Udorthents, smoothed, indicating that the soils have been excavated and redeposited. Historic topographic maps and aerial photographs verify this designation, and indicate that the lot has been pervasively disturbed by modern development activities. The level of soil disturbance suggests that there is little potential for pre-contact Native American or historic-period archaeological resources the proposed construction area.

Based on OSA's review of the project, the proposed undertaking will have no adverse effect on any archaeological resources. OSA recommends no additional archaeological work in the project area, as it is unlikely to yield significant information about the past.

Sincerely,

Sarah P. Spurman, Ph.D.
State Archaeologist

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