

DDS- Planning & Zoning: Plan Review Application



Submission date: **23 December 2021, 10:54AM**
Receipt number: **542**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **300 Maxim Road No coordinates found**
Zoning District: **ID-1 (District) CT R (Zone)**
Parcel ID: **3290770011**
Property Owner: **Materials Innovation and Recycling Authority**
Address of Property Owner: **200 Corporate Place, Suite 202, Rocky Hill, CT 06067**
Email: **rguzowski@ctmira.org**

Applicant

Name of Applicant: **OUTFRONT Media, LLC**
File Date: **12/21/2021**
Address: **50 Mitchell Drive, Suite 105, New Haven, CT 06511 No coordinates found**
Phone: **410-991-5065**

Email:

Brian.Roeser@outfront.com

Primary Point of Contact

Name:

Brian Roeser

Phone:

410-991-5065

Email

Brian.Roeser@outfront.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Convert a static face billboard to a Dynamic Display Unit

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[MIRA Survey-Final.pdf](#)

[375B- Removal Map and Ride sheet-MIRA LHR.pdf](#)

[Conversion Map and Ride Sheet-MIRA LHR.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

OUTFRONT Media, LLC

Date:

12/21/2021

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[MIRA Authorization Letter.pdf](#)

Date:

12/21/2021

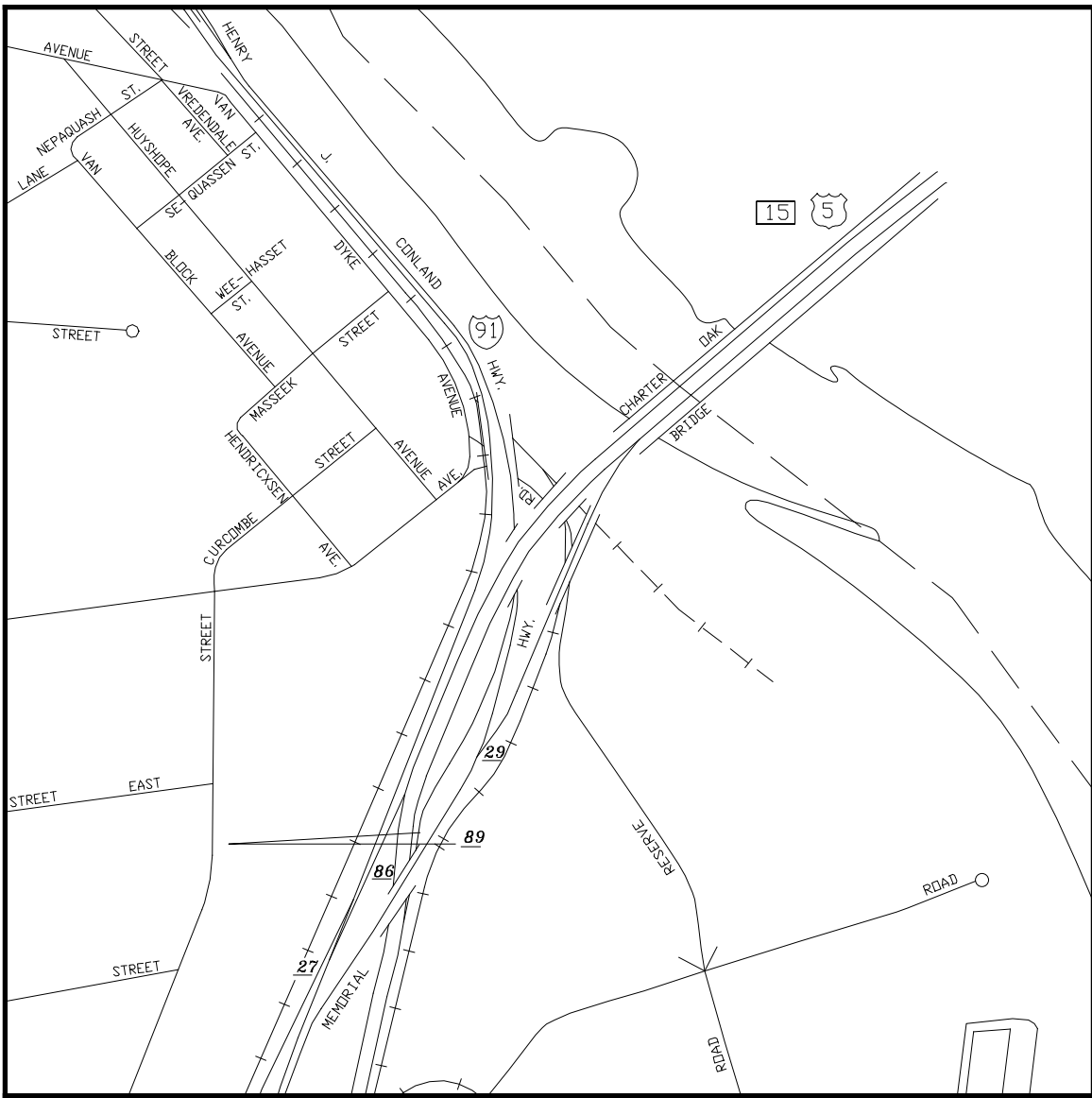
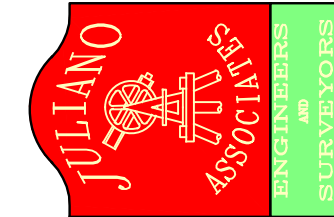
Esparo, Joseph

From: Roger Guzowski <Rguzowski@ctmira.org>
Sent: Tuesday, December 21, 2021 3:34 PM
To: Esparo, Joseph
Cc: Roeser, Brian
Subject: For DDS- Planning & Zoning: Plan Review Application
Attachments: 21-41 Outdoor Advertising License Agreement.pdf

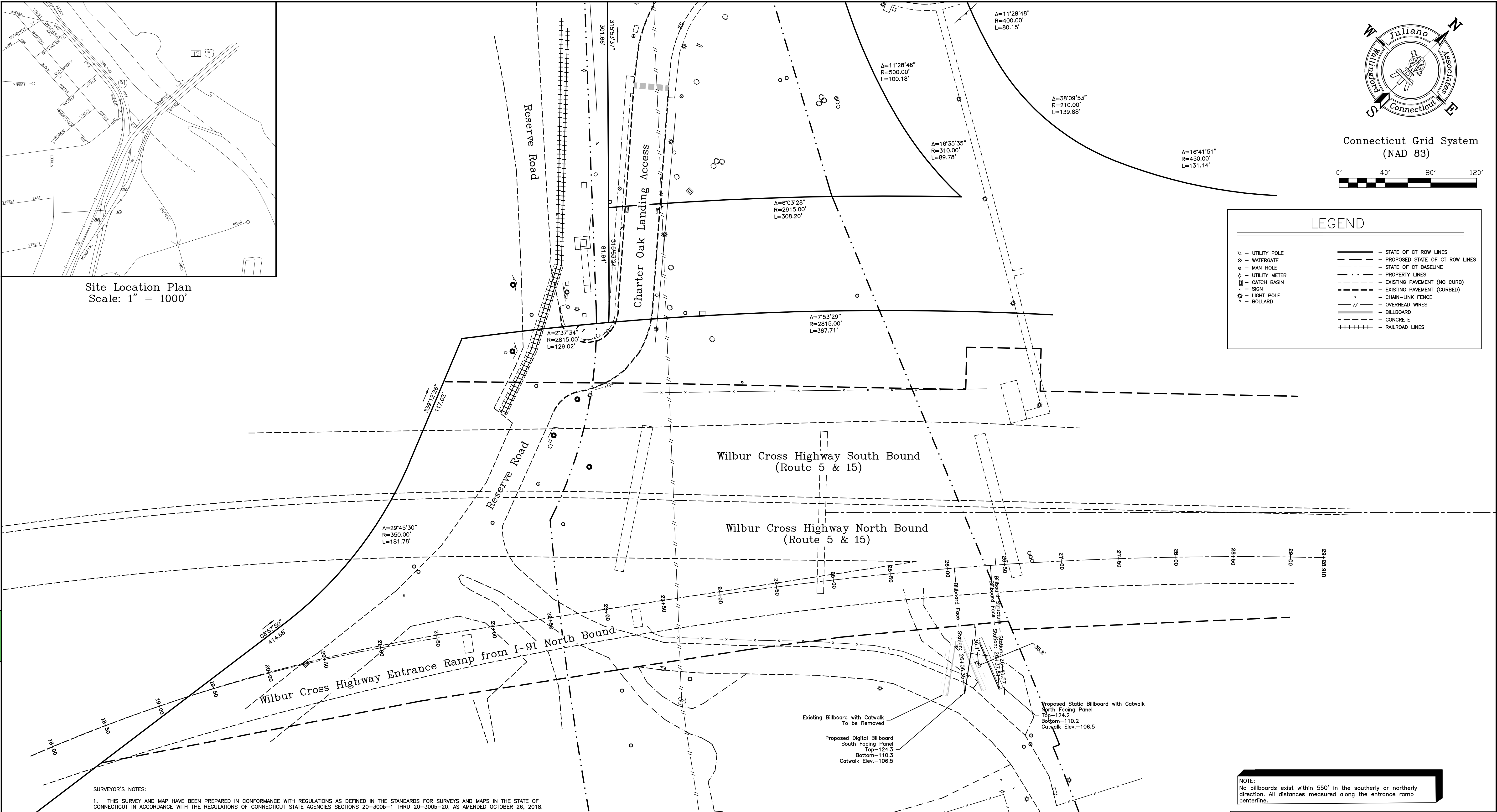
EXTERNAL EMAIL

Effective August, 2021, MIRA and Outfront Media LLC entered into an Outdoor Advertising License Agreement (MIRA contract 223501, as attached) which grants Outdoor Media LLC access to portions of MIRA's Reserve Road property for the purposes of erecting a digital billboard in accordance with the terms and conditions of the attached Agreement.

Roger Guzowski
Contract and Procurement Manager
Materials Innovation and Recycling Authority
(860) 757-7703
rguzowski@ctmira.org
200 Corporate Place, Suite 202
Rocky Hill, CT 06067



Site Location Plan
Scale: 1" = 1000'



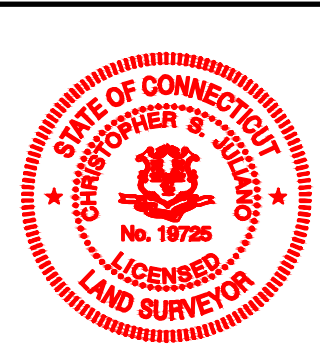
SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES ARE DEPICTED.
3. THE BOUNDARY DETERMINATION IS A RESURVEY.
4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
5. AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 1983). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL (ID-1) DISTRICT.
7. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - a. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HARTFORD INTERSTATE 91 FROM THE CHARTER OAK BRIDGE APPROACH NORTHERLY TO THE WHITEHEAD HIGHWAY. SCALE: 1" = 80'. DATED: APRIL 14, 1966. NUMBER 65-06 SHEET 1 OF 3. PRELIMINARY REVISED TO 07/21/2015. MAP PROVIDED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
 - b. CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF EAST HARTFORD WILBUR CROSS HIGHWAY FROM THE HARTFORD TOWN LINE EASTERLY TO SILVER LANE. SCALE: 1" = 80'. DATED: FEBRUARY 1, 1979. NUMBER 42-18 SHEET 1 OF 4. MAP PROVIDED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
 - c. STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION HARTFORD AND EAST HARTFORD CHARTER OAK BRIDGE ROUTES U.S. 5 AND CT. 15 OVER CONNECTICUT RIVER. DATED: SEPT. 1, 1987. SHEETS 2, 3, 28 OF 161. MAPS PROVIDED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
 - d. EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD AND 100 RESERVE ROAD, HARTFORD, CONNECTICUT. SCALE: 1" = 100'. DATED: 3-08-13, REVISED TO 3-28-18. MAP PREPARED BY MARTINEZ COUCH & ASSOCIATES.
8. PROPERTY IS SUBJECT/PRIVILEGED TO RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
9. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.

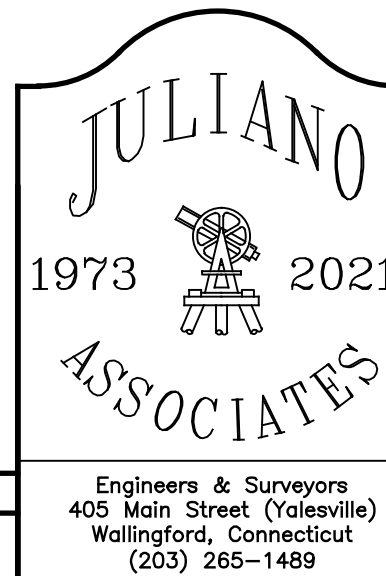
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.



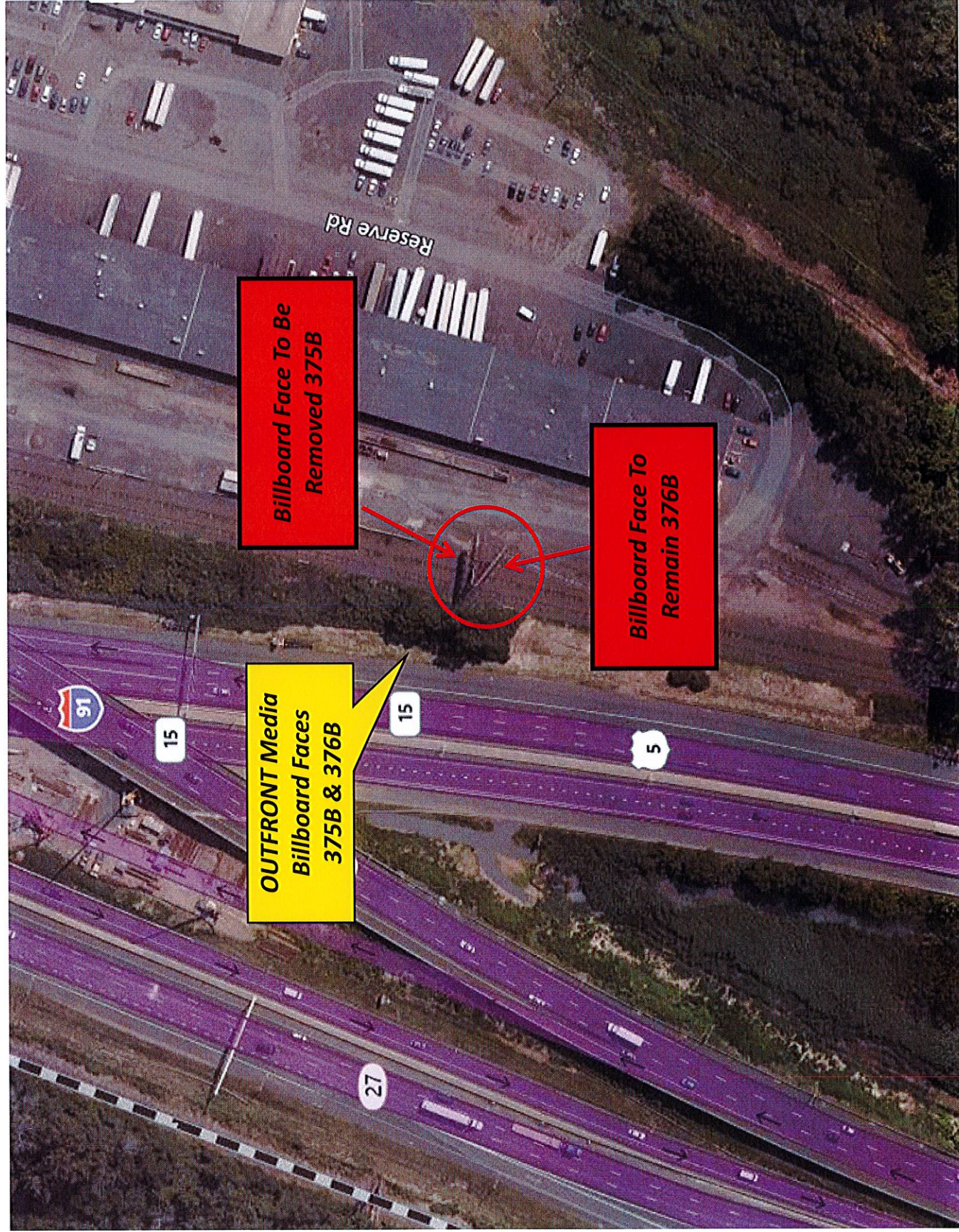
DATE	DESCRIPTION
07/15/21	CHANGED SUPPORT POLE LOCATION.
REVISIONS	



Limited Property/Boundary Survey
Proposed Billboard Survey
Land of
Materials Innovation and Recycling
Authority
300 Maxim Road
Hartford, Connecticut

Drawn: JSTONE	Date: 5/6/21	Scale: 1" = 40'
Designed: MNISKI		
Checked: CJULIANO	Project no.: 21-158	Sheet: 1 of 1
Released: CJULIANO		Revision : A
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M:\SUBMITTED\2021\158003-1-ADWG 7/15/2021 1014 AM CJ		

Billboard Face Removal For Dynamic Display Conversion



MARKET
Hartford/New Haven

BOARD #
375B

ADDRESS
Rt 5 & 15 2000 ft N/O Airport Rd. E/S F/N

18+ Weekly Imp: 172,244

Size: 14'x48'

Area: Hartford

Zip Code: 06114

Latitude: 41.744402

Longitude: -72.660181

Material: Vinyl

Illuminated: Yes

Extension: Yes

Spec Sheet: B1

geopath ID#: 30455213

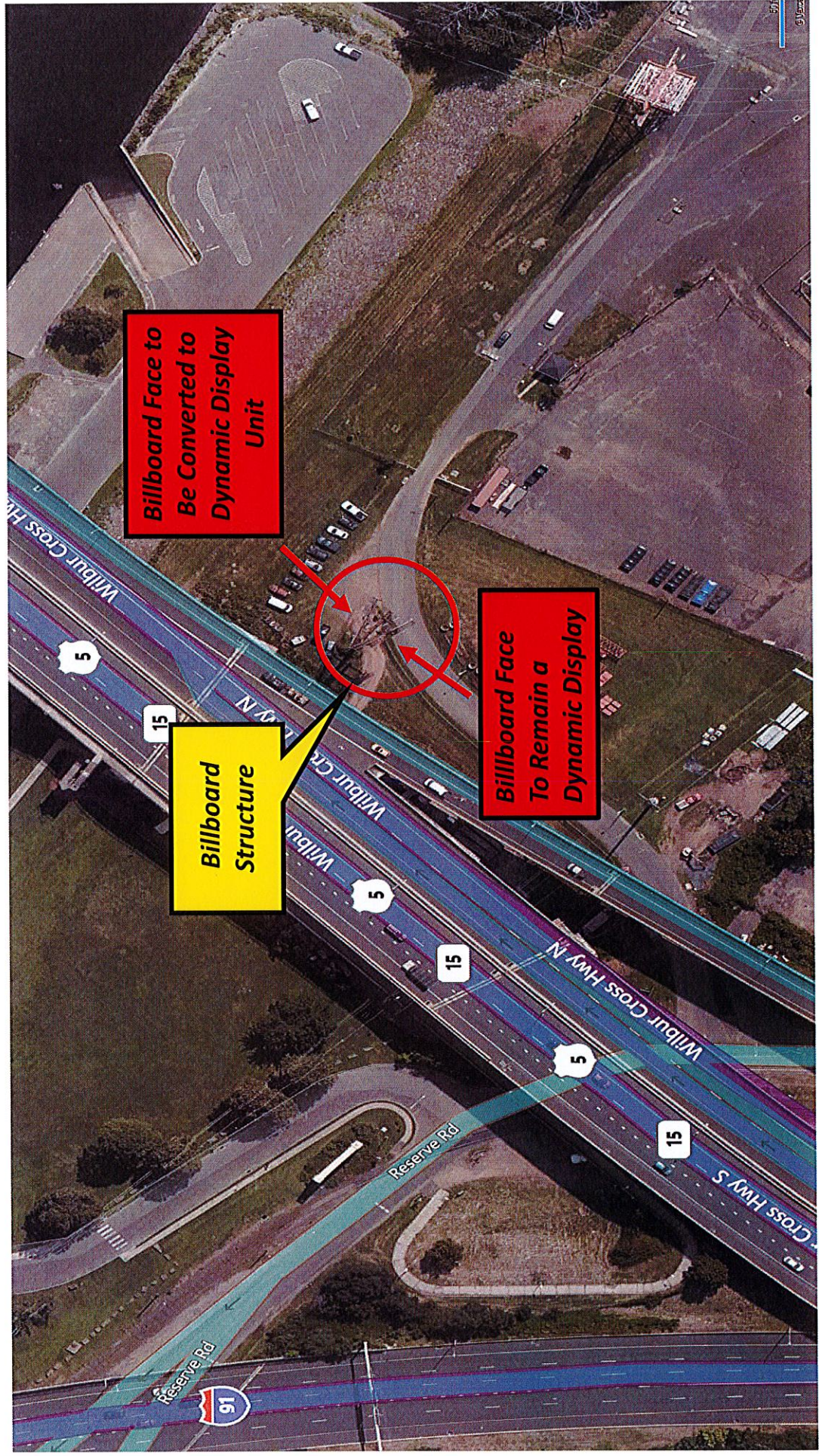


This left-hand read sits in a high-traffic area, drawing impressions from audiences on Rt. 5/15 as they head through Hartford from communities on the east side of The River. This is one of the oldest roads in Connecticut, serving as a major connector between I-84 & I-91, but is also the beginning of what eventually turns into the Berlin Turnpike through central CT & The Merritt/Wilbur Cross Parkway further south.

50 Mitchell Dr, Ste 105, New Haven, CT 06511-2516 | 203-985-0430

OUTFRONT

Billboard Structure To Contain A Second Dynamic Display



Photometric Conversion Map – Second Dynamic Display Face (LHR)

