

AGENDA  
PLANNING COMMISSION  
JANUARY 9, 2018 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. November 14, 2017\*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. SIT16-14: Grasso Tech Entry Improvements, 189 Fort Hill Road - Request for Start of Construction Extension\*
2. ASP17-33: Mystic Shipyard Mast Storage Shed, 100 Essex Street (CAM)\*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Report of Commission
2. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: January 23, 2018

\* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES  
PLANNING COMMISSION  
NOVEMBER 14, 2017 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Pritchard, Munn, Kane, Zod, Steinford  
Members absent: Tarbox  
Staff present: Jones, Hovland

II. APPROVAL OF MINUTES

1. October 10, 2017

MOTION: To adopt the minutes of October 10, 2017 as amended.

Motion made by Kane, seconded by Steinford, so voted unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS - None

V. SITE PLANS - None

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. City of Groton referral for Public Hearing on October 17, 2017/November 21, 2017-  
Zone text amendment/Historic/Institutional adaptive reuse

Staff explained the text amendment for the City of Groton Zoning Regulations is to allow adaptive reuse of historic structures city-wide that were previously owned by the town, city, state, or other institution. The regulation was initially developed to aid in the marketing of Groton Heights.

The Commission had no comment.

2. Report of Commission

Steinford inquired about the activity status of the Poquonnock Bridge Fire House. Staff had met with the owners of the property a year prior wherein the owners shared ideas of what to do with the land. Staff explained that those ideas would have been difficult to actualize for various reasons. The property may be on the market again.

3. New Applications- None

#### VIII. REPORT OF CHAIRMAN

Pritchard reported that he has been attending Zoning Commission meetings regularly. He then discussed the holiday party and the Commission agreed to plan it for after the December 12<sup>th</sup> meeting at the Seahorse. All land use commissions will be invited to attend.

#### REPORT OF STAFF

Staff reported that the Council has voted to eliminate the Zoning Commission and create a seven-member Planning and Zoning Commission starting in January of 2019.

#### ADJOURNMENT

Motion to adjourn at 7:13 p.m. was made by Pritchard, seconded by Steinfeld, so voted unanimously.

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Hal Zod, Secretary  
Planning Commission

Prepared by Kara Hovland  
Office Assistant II



DEPARTMENT OF ADMINISTRATIVE SERVICES

PC MTG AGENDA  
1/9/18

December 5, 2017

Mr. Matthew T. Allen, Planner  
Town of Groton  
Planning & Development Services  
134 Groton Long Point Road  
Groton, CT 06340

**Entry Drive Improvements (SIT16-14)**  
Grasso Technical High School  
Groton, CT  
Project No.: BI-RT-877

Dear Mr. Allen,

On February 14, 2017, the plan for Entry Drive Improvements to Grasso Technical High School at 189 Fort Hill Road was approved by the Town of Groton Planning Commission. This approval required construction to begin within a period of one year.

Due to the overall building/site construction schedule the entry drive improvements will not commence within the one-year period. Accordingly, The Department of Administrative Services Construction Services (DASCS) division requests a one-year extension of the construction plan for the Entry Drive Improvements (SIT16-14). We anticipate that the construction will commence in June of 2018.

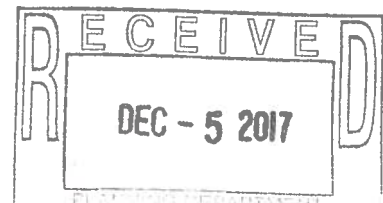
Additionally, we anticipate submitting final plans with mylars in January of 2018.

Please do not hesitate to contact myself at 860-713-5619 should you require further information or wish to discuss this matter further.

Respectfully,

  
Dennis G. Tovey, PE  
DAS/CS Project Manager

cc: B. Oblon, S. Connolly, Arcadis, US  
R. Brown, MPN  
G. Guilmond, Ritcher & Cegan  
A. Richmond, DOE  
File



G:\TeamEDU\tovey\project files\rt-877\Construction\siteplanextenlettoMB.doc

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> Mystic Shipyard, Essex Street	
<b>CAM:</b> Yes	
<b>STAFF PLANNER:</b> [ ] <b>MTA</b>	<b>SUMMARY DATE:</b> 1/3/18
<b>TERMINAL ACTION DATE:</b> 2/8/18	<b>PUBLIC HEARING CLOSED:</b>
<b>EXISTING LAND USE/ZONING:</b> marina/WF	<b>SITE AREA:</b> 6.03 AC. 262816 SQ. FT.
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b>	
<b>North:</b> water/[ ]	<b>South:</b> res/RS
<b>East:</b> water/[ ]	<b>West:</b> res/RS
<b>HISTORY:</b>	
<ul style="list-style-type: none"> <li>- Original approvals date back to November 9, 1971.</li> <li>- A substantial site modification and a CAM application were approved on April 5, 1988 to add a maximum 50' high yacht club facility and modify the parking and landscaping for the site. The yacht club was shown to contain support facilities for the boat owners of the site such as lockers, meeting rooms, showers and toilets, and a weather station.</li> <li>- In 1990 an additional modification was approved for minor structural items, gravel parking areas and driveways in lieu of paved, decorative dock piling poles in lieu of bituminous curbing, as well as changes in landscaping.</li> <li>- A site plan modification and CAM site plan were approved July, 18 2000 to construct a pool along the waterfront at the southeast corner of the site, to modify parking and landscaping on the site to accommodate the proposed pool, and the augmentation of the use of the yacht club. Also approved was a summer/winter parking and boat storage plan for the site, a waiver to Section 7.4-5.A for on site landscaping and an approval for a 10-foot reduction in a landscape buffer along the southwest property line. Requirements of the plan included expanded coastal public access on the site, and providing of a portable or fixed pump-out facility.</li> <li>- A site plan modification approved June 15, 2001 for minor changes to the pool area and the boat display/inventory area, as well as buffer requirements.</li> </ul>	
<b>PROJECT DESCRIPTION:</b>	
This application is for the construction of a new 20' X 100' (2,000 sf) mast shed. A small shed will be removed, a transformer will be relocated, and existing parking will be reconfigured in order to accommodate the proposed mast shed.	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b> [ ] [ ] [ ] [ ]	
[ ] [ ] [ ] [ ]	
<b>WAIVERS:</b> : No waivers requested with this application	

**LAND USE/DEVELOPMENT ISSUES ANALYSIS:**

- Coastal Resource Setback: The proposed mast shed conforms to Section 6.8 of the Zoning Regulations as a water-dependent use defined by the CT General Statutes.
- Stormwater Management: Stormwater discharge will need to be in accordance with Stormwater Runoff Management Practices of the Clean Marina Program and the requirements of the marina's Stormwater General Permit for the Discharge of Stormwater Associated with Industrial Activity and the marina's Stormwater Pollution Prevention Plan (SWPPP). Changes in existing stormwater dynamics on site are not anticipated.
- Parking: Ten existing parking spaces will be shifted to the west to accommodate the new mast shed. There will be no net change in number of spaces and a width of 24' for the adjacent interior drive (aisle), as required by Section 7.2-10, will be maintained.

**ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.**



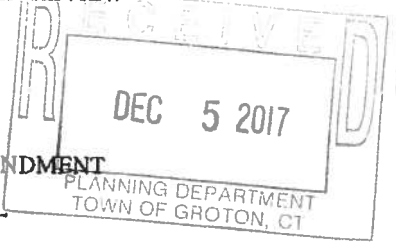
# TOWN OF GROTON

LAND USE APPLICATION

Part One

PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

- |   |  |
|---|--|
| <input type="checkbox"/> SUBDIVISION OR RESUBDIVISION                     | <input checked="" type="checkbox"/> COASTAL SITE PLAN REVIEW (CAM) |
| <input type="checkbox"/> SITE PLAN  | <input type="checkbox"/> SPECIAL PERMIT                            |
| <input checked="" type="checkbox"/> ADMINISTRATIVE SITE PLAN              | <input type="checkbox"/> ZONE CHANGE                               |
| <input type="checkbox"/> INLAND WETLANDS PERMIT                           | <input type="checkbox"/> REGULATION AMENDMENT                      |
| <input type="checkbox"/> INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY | <input type="checkbox"/> VARIANCE/APPEAL                           |



PROJECT NAME: Mystic Shipyard  
 STREET ADDRESS OF PROPERTY: 70 & 100 Essex Street and Maxson Street, Mystic, CT 06355  
 IF ADDRESS NOT AVAILABLE, LOCATION: \_\_\_\_\_  
 PARCEL IDENTIFICATION NUMBER: 261810268996 ACREAGE: 6.03 ZONE: WF-20

PROJECT DESCRIPTION: Construction of 20'x100' mast storage shed addition, removal of shed, relocation of transformer and redelineation of vehicle parking.

**CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:**  
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)

- APPLICANT: Jeff Marshall, PO Box 201, West Mystic, CT 06388  
 EMAIL: jmarshall@mysticshipyard.com TELEPHONE: 860-536-6588 FAX: 860-536-7081
- APPLICANT'S AGENT (if any): LEA, Attn: Clinton Brown 100 Fort Hill Road, Groton, CT 06340  
 EMAIL: csbrown@loureiro.com TELEPHONE: 860-448-0400 FAX: 860-448-0899
- OWNER/TRUSTEE: Mystic Shipyard LLC, c/o Jeff Marshall PO Box 201 West Mystic, CT 06388  
 EMAIL: jmarshall@mysticshipyard.com TELEPHONE: 860-536-6588 FAX: 860-536-7081
- ENGINEER/SURVEYOR/ARCHITECT: Loureiro Engineers Associates, Attn: Clinton Brown 100 Fort Hill Road, Groton, CT 06340  
 TELEPHONE: 860-448-0400 FAX: 860-448-0899

- Note: 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.  
 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.  
 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

[Signature] 12/1/17  
 SIGNATURE OF APPLICANT OR APPLICANT'S AGENT DATE  
Jeffrey C Marshall  
 PRINTED NAME OF APPLICANT

[Signature] 12/1/17  
 SIGNATURE OF RECORD OWNER DATE  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY STATED ABOVE  
Jeffrey C Marshall  
 PRINTED NAME OF OWNER

ASP17-33

TOWN OF GROTON  
LAND USE APPLICATION - ADMINISTRATIVE SITE PLAN

12/04

PART TWO  
(Attach to Part One)

PLEASE DESCRIBE HOW THE USE/MODIFICATION AFFECTS SECTION 8.4-1 C. OF THE ZONING REGULATIONS WITH RESPECT TO ITS EFFECT ON THE INTENSITY OF THE EXISTING USE, THE EXISTING BUILDING FOOTPRINT, TRAFFIC CIRCULATION, PUBLIC SAFETY AND ITS IMPACT ON THE SURROUNDING AREA.

The project involves activity that is accessory to the shipyard boat storage and maintenance functions and does not involve any significant increase in intensity of use such as number of customers or hours of operation. The building footprint of 2,000 sq. ft. represents an increase of only 0.9% of building coverage. There is a minor change in the delineation of parking spaces but this has no effect on traffic circulation. Public safety considerations, such as access for fire protection, are not affected in any way. Since the building addition is a considerable distance from the public street and adjoining properties and is no taller than the existing building, it will have no impact on surrounding areas.

FOR FILL /EXCAVATION APPLICATIONS:

FILLING 0 CUBIC YARDS EXCAVATION 0 CUBIC YARDS

FOR SITE MODIFICATION OR ACCESSORY APARTMENT:

EXISTING FLOOR AREA (SQ FT) 42,552

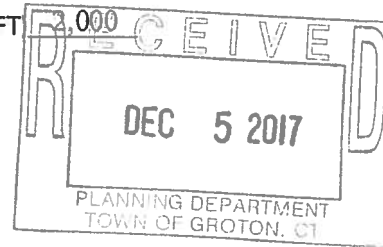
NEW TOTAL FLOOR AREA (SQ FT) 44,552

EXISTING IMPERVIOUS SURFACE (SQ FT) 104,059

CHANGE IN IMPERVIOUS SURFACE (+/- SQ FT) 1,904

FOR ALL APPLICATIONS: REGULATED WETLANDS  Yes  No

WETLAND APPLICATION SUBMITTED OR PERMIT ALREADY OBTAINED  Yes  No



.....  
(To be completed by Planning Division)

ACTION TAKEN BY DIRECTOR OF PLANNING AND DEVELOPMENT OR DESIGNEE:

APPROVED  APPROVED WITH MODIFICATIONS

MODIFICATIONS (if any): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ DENIED/

REASON(S) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development or  
Designee

\_\_\_\_\_  
Date

ASPI 7-33



POLE (TYP)

N  
SCALE = 1" = 20'

BOAT REPAIR ENCLOSURE

(4)

CB  
TF=4.63

CB  
TF=4.36

SHOPS, REPAIR AREA  
& SHIPYARD OFFICE

20' x 100'  
MAST SHED  
ADDITION  
(SEE NOTE 14)

(10)

18'  
(TYP)

24'  
(TYP)

9'  
(TYP)

(18)

(15)

NEW ACCESSIBLE  
PARKING SIGN  
(TYP)

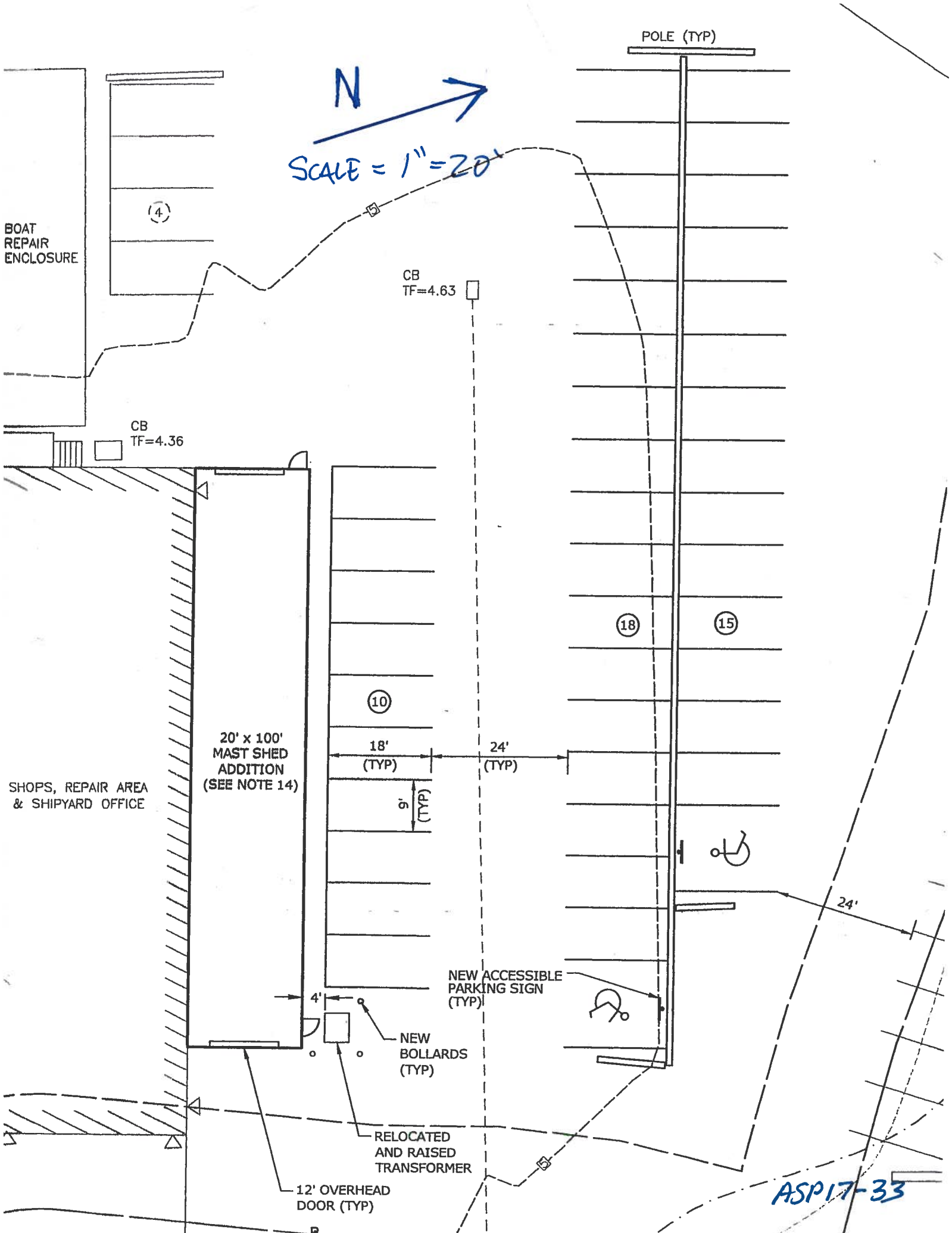
NEW  
BOLLARDS  
(TYP)

RELOCATED  
AND RAISED  
TRANSFORMER

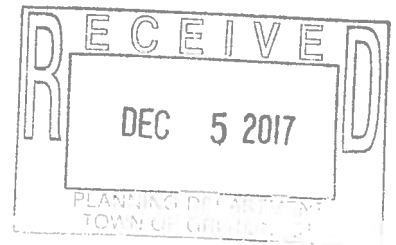
12' OVERHEAD  
DOOR (TYP)

24'

ASP17-33



**Attachment to  
Coastal Area Management Site Plan Application  
Mystic Shipyard, LLC  
100 Essex Street  
Mystic, Connecticut  
December 1, 2017**



**2. Description of Project:**

This project is for Administrative Site Plan and Coastal Area Management (CAM) Site Plan for the construction of a 2,000 sq. ft. mast storage shed addition, removal of an existing shed, the relocation of an electrical transformer and minor changes in the delineation of parking space in the stone surface parking area. The new addition is located outside of the Town of Groton's 50-foot Coastal Resource Setback as defined in Section 6.8 of the Town of Groton Zoning Regulations.

The site contains a 2-Story 7,000 SF building that is used as office space by various tenants, a 13,200 SF shipyard office and repair building, a 3 Story 11,000 SF +/- Yacht Club Building, a 22,160 SF storage shed, a 4,388 SF inventory display area for new boats, a parking lot with paved and stone surface portions, a swimming pool for the Yacht Club members and their guests, four docks with a total of 147 slips and boat repair and maintenance facilities.

**3. Identification and Description of Coastal Resources:**

Coastal Resources at the site are General Resources, Bluffs and Escarpments, Coastal Hazard Area, Coastal Waters and Estuarine Embayments, Developed Shorefronts, Shellfish Concentration Area, and Tidal Wetlands.

The site shoreline is modified by a steel bulkhead and rip-rap slopes. The majority of the site is identified as Flood Zone AE (Elev. 10 & 13). Portions of the site along the shore are located in Flood Zone VE (Elev. 13 & 14). The Mystic River at the site is classified as Estuarine Embayment and a Shellfish Concentration Area. The surrounding area contains the same Coastal Resources as well as possible Tidal Wetland Areas located northwest of the site.

**4. Identification and Description of Significant Natural Features:**

The NCRS soils mapping indicates that the entire site is within the Ud-Udorthents-Urban Land designation. The site is almost entirely developed. No natural features will be disturbed by this project. There are possible small isolated unmapped Tidal Wetland Areas to the northwest of the site; however no activity is to take place near these wetlands areas. Review of 2017 Groton NDDB Areas mapping indicates no state and federal listed species & significant natural communities in the immediate area.

The Mystic River is considered a major natural feature, ecological feature and navigable channel. The water quality is rated acceptable for recreational use. The location of the site

within the Mystic River Harbor provides protection and allows reliable and safe access to Long Island Sound.

**5. Identification and Description of Significant Historical and Cultural Features:**

The area of the site planned for the new building addition is within a fully developed modern existing marina. No cultural or Historical Resources are present on or adjacent to the site.

**6. Identification of Applicable Coastal Policies:**

**A. Applicable Coastal Resource Policies: (Connecticut Coastal Management Manual, section 2) applicable to this project include:**

- 1) General Resources: To preserve and enhance coastal resources in accordance with the policies established...
- 2) Bluffs and Escarpments: "To manage coastal bluffs and escarpments so as to preserve their slope and toe..."
- 3) Coastal Hazard Areas: "To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized..."
- 4) Coastal Waters and Estuarine Embayments: "To manage Estuarine Embayments so as to insure that coastal uses proceed in a manner that assures sustained biological productivity" and, "Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics..."
- 5) Developed Shorefronts: "To promote the use of existing developed shorefront areas for marine-related uses..."
- 6) Shellfish Concentration Areas: "To manage intertidal flats so as to preserve their value as a nutrient source and reservoir, a healthy shellfish habitat and a valuable feeding area..." and, "To protect and where feasible, upgrade facilities serving the commercial fishing and recreational boating industries".
- 7) Tidal Wetlands: "To preserve tidal wetlands and to prevent the despoliation and destruction thereof in order to maintain their vital natural functions..."

**B. Applicable Coastal Use Policies: (Connecticut Coastal Management Manual, section 3) for this project include:**

- 1) General Development: "To insure that the development or use of land and water resources for the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth."
- 2) Boating: "To protect coastal resources by requiring where feasible that such boating uses and facilities (i) minimize disruption or degradation of natural coastal resources."
- 3) Water Dependent Uses: "To give high priority and preference to uses and facilities which are dependent upon proximity to the water or shorelands..."

## 7. Consistency with Applicable Coastal Policies:

### A. Applicable Coastal Resource Policies:

- 1) General Resources: The project is compliant with the policies by enhancing a water dependent use, and preserving resources by causing no adverse impacts.
- 2) Bluffs and Escarpments: The shoreline adjacent to the project is a manmade sheet pile seawall. The site improvement does not involve activity on Bluffs and Escarpments and will have no impact to toe or slopes and is consistent with this policy.
- 3) Coastal Hazard Areas: There is no regrading activity associated with this project, therefore it does not increase the hazard of coastal flooding through alteration of shoreline and is consistent with this policy. The new addition will be appropriately flood proofed as indicated on the architectural plans.
- 4) Coastal Waters and Estuarine Embayments: The project does not introduce degrading pollutants into either coastal waters or groundwater supplies therefore insures that coastal uses proceed in a manner that assures sustained biological productivity and is consistent with this policy.
- 5) Developed Shorefronts: The project for a mast storage shed is a marine related use occurring on an existing boat marina in developed shorefront area of marine-related uses and is consistent with this policy.
- 6) Shellfish Concentration Areas: This project serves to upgrade facilities serving the boating industry and preserves the value of intertidal flats as a nutrient source and reservoir, a healthy shellfish habitat and a valuable feeding area and is consistent with this policy.
- 7) Tidal Wetlands: The project does not occur near the adjacent Tidal Wetlands and therefore preserves tidal wetlands and is consistent with this policy.

### B. Applicable Coastal Use Policies:

- 1) General Development: This project supports development, preservation or use without significantly disrupting either the natural environment or sound economic growth and is consistent with this policy.
- 2) Boating: This project serves to protect coastal resources from degradation by upgrading an existing boating facility and is consistent with this policy.
- 3) Water Dependent Uses: This project is a site improvement to an existing Water Dependent Use (boat marina) and is consistent with this policy.

## 8. Identification and Description of Potential Adverse Impacts:

Adverse Impacts (Connecticut Coastal Management Manual, section 2) applicable to this project include:

- A. Degrading Tidal Wetlands and/or Bluffs and Escarpments through significant alteration of their natural characteristics or functions. This project occurs within a stone surfaced area landward of a sheet pile seawall. There are no natural Bluffs or Escarpments in the vicinity of the project. The Tidal Wetlands are located greater than 170 feet from the project. There are no adverse impacts to these resources during the construction process.
- B. Increase the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly in high velocity flood zones. This project does not require any land regrading or alteration of existing shoreline configurations or

bathymetry; therefore flooding patterns are not altered. There are no adverse impacts to Coastal Hazard Area.

- C. Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through significant alteration of temperature, PH, dissolved oxygen or salinity. The project will not result in any activity that creates discharges to groundwater or surface bodies of water.
- D. Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding, or other population characteristics of a natural species or significant alteration of the natural components of the habitat. This project involves construction within an existing developed area. There are no adverse impacts to a habitat area.

9. **Proposed Measures to Mitigate the Adverse Impacts:**

No adverse impacts are associated with this project.

10. **Future Water Dependent Uses:**

The site is an existing marina/yacht club serving the recreational boater. The installation of the mast storage shed will be an enhancement to an existing marina. The site also includes an existing 50-foot public access right of way through the site to the water and additional coastal public access along the shore, including a kayak and canoe launching area. The project will have no adverse impacts on the site operating as a water dependent use, will not impact coastal public access, will not impact adjacent development, and will not limit any future water dependent uses on the site.

11. **Measures to Mitigate Adverse Impacts on Future Water Dependent Uses:**

No adverse impacts are anticipated on future water dependent uses of the site or adjacent sites.

12. **Remaining Adverse Impacts:**

No remaining adverse impacts are anticipated.