

AGENDA  
PLANNING COMMISSION  
JUNE 14, 2016 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. May 24, 2016\*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. Property of Carol S. Sharpe Family Trust (SIT15-05), 245 Leonard Drive - Request for a 1 Year Start of Construction Extension\*
2. Sub-Century Event, Movie night at Poquonnock Plains Park (SIT16-10), 150 Fort Hill Road\*
3. Savings Institute Bank & Trust (SIT16-08), 970 Poquonnock Road\*
4. AMERCO - U-Haul (SIT16-07), 187 Gold Star Highway\*

VI. OLD BUSINESS

1. Plan of Conservation and Development Update

VII. NEW BUSINESS

1. Town Council Referral under CGS 8-24 - Ordinance Appropriating \$184,500,000 for the design and construction of the 2020 Groton Schools Initiative\*
2. Referral from the Zoning Commission for a Public Hearing on July 6, 2016 - Special Permit #349, 10 Water Street, Mystic\*
3. Draft 2016 Plan of Conservation and Development Update (POCD) - Review of key recommendations\*
4. Report of Commission
5. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Special meeting: June 29, 2016  
Next regular meeting: July 12, 2016

\* Enclosed

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

MINUTES  
PLANNING COMMISSION  
MAY 24, 2016 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Sherrard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Sherrard, Pritchard, Kane, Munn  
Alternate members present: Tarbox  
Absent: Zod  
Staff present: Glemboski, Silsby

II. APPROVAL OF MINUTES

1. May 10, 2016

MOTION: To adopt the minutes of May 10, 2016, as written

Motion made by Munn, seconded by Kane, so voted 4-0-1 (Steinford abstained)

III. PUBLIC COMMUNICATIONS

Steinford informed the Commission that the husband of Jean Wood, a former Chairperson of the Planning Commission, passed away recently.

Staff requested that the Commission add a referral from the Town of Ledyard to tonight's agenda, under New Business.

MOTION: To add a referral from the Town of Ledyard under New Business

Motion made by Sherrard, seconded by Munn, so voted unanimously

IV. NEW BUSINESS

1. Referral from the Zoning Commission for a Public Hearing on June 1, 2016 - Special Permit #348, 12 Water Street, Mystic

Staff reviewed the application for proposed nano-brewery in Factory Square. Plans were reviewed showing the floor plan, brewing area, and parking. Staff stated that four leased parking spaces are included as part of the applicants' lease agreement. Due to this site being in the WDD zone, a 50% reduction in parking is allowed. Discussion followed about the equipment being used for odor control. State permits shall be required. Staff had no concerns.

Business owner Andrew Rodgers gave an overview of what will be sold in his establishment and reviewed hours of operation and signage.

MOTION: To recommend approval of the special permit for the nano-brewery at 12 Water Street

Motion made by Kane, seconded by Munn, so voted unanimously

2. Referral from the Zoning Board of Appeals for a Public Hearing on June 8, 2016 - ZBA16-07 – Barbour Residence, 49 Watrous Avenue

Staff reviewed the setbacks and the application. The Planning Commission had no comment.

3. Town of Stonington Referral for Public Hearing on Tuesday, June 7, 2016 – Application FZ1609RA Andrew Halsey - Zoning Regulation Amendment to Section 7.2 - Groundwater Protection Overlay District (GPOD)

Sherrard and Munn recused themselves, as they both thought they knew Mr. Halsey personally. Staff reviewed the referral. The Planning Commission had no comment.

4. Town of Stonington Referral for Public Hearing on Tuesday, June 21, 2016 – Application PZ1611RA Suzanne R. Moore – Zoning Regulation Amendment to Section 4.3.4 Buffer Requirements

Chairman Sherrard and Commissioner Munn returned to the meeting. Staff reviewed the referral. The Planning Commission had no comment.

5. Report of Commission

Fitzgerald inquired about signage on Interstate 95 towards Allyn Street and referred to the May 17, 2016 Town Council decision. Documentation was submitted. Staff will forward his concerns to Paige Bronk, the Town's Economic Development Manager.

6. New Application – Staff noted a new application from the Savings Institute Bank & Trust, 970 Poquonnock Road and Groton Multi-Family Apartments, 0 Route 12.
7. Town of Ledyard Referral for Public Hearing on June 9, 2016 – Proposed zoning text amendment to raise the maximum building height for public schools to 65 feet.

Staff reviewed the referral and had no concerns. The Planning Commission had no comments.

V. REPORT OF CHAIRMAN – None

VI. REPORT OF STAFF

Staff stated that the Town's Zoning Enforcement Officer, Paul Dickson, will be leaving the town's employ next week, as he has taken a job as a Planner with the Town of Meriden. Concerns were expressed about the Town not having an Enforcement Officer.

Inquiries were made about trees being cleared in an area on the west side of Route 12.

VII. ADJOURNMENT

Motion to adjourn at 7:38 p.m. was made by Sherrard, seconded by Pritchard, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II



ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.

Since 1978

PC  
AG, ENVA  
6/14/16  
\* 245 LEONARD  
DRIVE (SIT15-05)

May 26, 2016

Groton Planning Commission  
c/o Diane Glemboski  
Planner II  
Planning and Development Services  
Town of Groton  
134 Groton Long Point Road  
Groton, Connecticut 06340

Dear Diane,

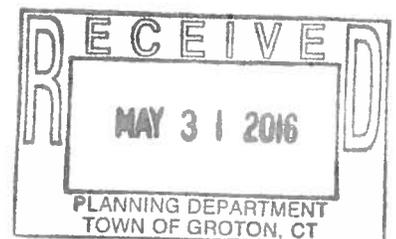
Thank you for speaking with me the other day. This letter is a request for a one (1) year start of construction extension for the site plan entitled "Site Development Plan, Property of Carol S. Sharpe Family Trust, 245 Leonard Drive, Groton, Connecticut", dated May 5, 2015 and revised through 8-10-15 and a copy of which is accompanying this letter.

Thank you, and please feel free to contact me with any questions or concerns.

All the best,

Angus McDonald, Jr.

5518ltr2016



245 LEONARD  
DRIVE  
SIT15-05

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> Sub Century Movie Night at Poquonnock Plains Park, 150 Fort Hill Road (SIT 16-10)	
<b>CAM:</b> No	
<b>STAFF PLANNER:</b> DGJ	<b>SUMMARY DATE:</b> 6/8/16
<b>TERMINAL ACTION DATE:</b> 8/18/16	<b>PUBLIC HEARING CLOSED:</b> N/A
<b>EXISTING LAND USE/ZONING:</b> Park/R-12	<b>SITE AREA:</b> 15.8 AC
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b> North: Residential/R-12    South: Residential/R-12    East: Residential/R-12    West: School/R-12	
<b>HISTORY:</b> Poquonnock Plains Park was built in 1996. It originally consisted of three multi-use fields, concession stand and a small parking area. The parking area has been expanded, a connection made to Claude Chester Elementary School and an accessible plays cape built. The fields are not lit and there are no lights in the parking lot.	
<b>PROJECT DESCRIPTION:</b> The Groton Parks and Recreation Department proposes to install a temporary inflatable movie screen and temporary parking lot lighting for one night as part of Groton's Submarine Century celebration. The movie will be shown between 8:45 and 11:00 and the parking lot lights will be used for less than a half hour to allow the public to safely exit the parking lot.	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b> [    ]                            [    ]                            [    ]	
<b>WAIVERS:</b>	
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>	
<ul style="list-style-type: none"> <li>• The Parks and Recreation Department will notify the abutting residential neighborhood by letter of the event.</li> </ul>	
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>	
<i>Staff will have a recommendation at the meeting.</i>	

*SUB-CENTURY  
SIT16-10*

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> Savings Institute Branch Relocation, 970 Poquonnock Rd., SIT16-08			
<b>CAM:</b> NA			
<b>STAFF PLANNER:</b> MTA		<b>SUMMARY DATE:</b> 6/9/16	
<b>TERMINAL ACTION DATE:</b> 7/20/16		<b>PUBLIC HEARING CLOSED:</b> NA	
<b>EXISTING LAND USE/ZONING:</b> Retail/DDD		<b>SITE AREA:</b> 2.7 AC. 117,612 SQ. FT.	
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b>			
<b>North:</b> Self-storage/CA-12	<b>South:</b> Retail/DDD	<b>East:</b> Gas station/CA-12	<b>West:</b> Tavern & offices/DDD
<b>HISTORY:</b> The property is known as the Groton Fashion Plaza and has 9 storefronts (2 currently vacant) plus a kiosk in the front parking lot. Different retail and restaurant businesses have occupied the various storefronts over the years. Variances to Section 7.1-36A to allow for a drive-through and stacking lanes to be located in a front yard and Section 7.1-36C to reduce the required staking spaces from 10 to 6 per station were granted by the Town of Groton Zoning Board of Appeals February 10, 2016 (ZBA16-01).			
<b>PROJECT DESCRIPTION:</b> A new 1,500 square foot bank is proposed to be located in the front parking lot. The new bank will be built where the kiosk is currently located and the kiosk will be removed. The bank will include a drive-through which will be located on the east side of the building with 2 stacking lanes along the south side. New landscaping and drainage, as well as a new concrete sidewalk along the property's Poquonnock Road frontage, are included in the plan.			
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b>			
<b>WAIVERS:</b>			
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>			
<b>Driveway:</b> The property currently has two curb cuts. There is a one-way entrance-only driveway at the east side of the property and a two-way driveway with a traffic light on the west side of the property. Both driveways connect to Poquonnock Road. Curb cuts for both driveways will be slightly modified and improved per the direction of Public Works. Traffic flow within the property is not expected to be greatly affected as a drive through has existed at the location for many years.			
<b>Landscaping:</b> The plan includes landscaping around the parking area and along the south (front) and west sides of the building, meeting the requirements of Sections 7.4-5 (Landscaped Parking Area), 7.4-3B (Front Landscaped Area - Commercial & Industrial Districts), and 7.4-3 (Front Landscaped Area).			
<b>Parking:</b> A total of 103 parking spaces are required for the existing and proposed use of the property. 21 existing parking spaces will be removed and 5 new parking spaces will be added, resulting in a net of 117 total parking spaces, 14 more than are required.			
<b>Sidewalk:</b> Per Section 7.5-2 (Frontage Sidewalks) a 5 foot-wide concrete sidewalk is proposed along the property's Poquonnock Rd. frontage which will replace an existing bituminous sidewalk.			
<b>Lighting:</b> All lighting proposed for the project meets the requirements of Sections 7.2-14 (Off-street Parking & Loading – Lighting) and 8.4-5F (Site Plan Objectives – Lighting).			
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>			
Staff will have a recommendation at the meeting.			

BANK  
(SIT16-08)

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> AMERICO U-Haul /187 Gold Star Hwy and 0 Pamela Ave (SIT16-07)			
<b>CAM:</b> No			
<b>STAFF PLANNER:</b> DJG		<b>SUMMARY DATE:</b> 6/7/16	
<b>TERMINAL ACTION DATE:</b> 6/30/16		<b>PUBLIC HEARING CLOSED:</b>	
<b>EXISTING LAND USE/ZONING:</b> vacant/CB		<b>SITE AREA:</b> 5.03 AC.      SQ. FT.	
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b>			
<i>North:</i> retail/CB	<i>South:</i> resid/R	<i>East:</i> Self Stor/CB	<i>West:</i> Hotel/CB
<b>HISTORY:</b>			
The site is currently vacant and has a gravel and paved parking area and a former building pad. The site was previously used as a used auto dealer and repair facility and for the sale and repair of mobile homes.			
<b>PROJECT DESCRIPTION:</b>			
The site is comprised of 2 parcels totaling 5.03 acres. A 3.1-acre parcel is at 187 Gold Star Hwy and is zoned CB-15. A 1.93-acre parcel is at 0 Pamela Ave and is zoned CB-15 with a small area adjacent to the existing residential zoned R-12. Both parcels will be legally merged prior to recording any final site plan in land records. The site consists of a flat pad area adjacent to Gold Star Hwy. The site slopes steeply from the pad and also from the residential development on Pamela Ave to a wetlands system along the southeast portion of the site. The major portion of the development will occur on the 3.1 acre previously disturbed area. The 1.93-acre parcel used for new stormwater system and maintaining a buffer from the existing residential uses.			
The applicant proposes to develop an approximate 93,000 sq. ft building to be used as a self storage facility that includes vehicle equipment rental, warehouse storage, and retail sales. The site is designed with 33 parking spaces, 4 loading spaces, associated landscaping, sidewalks, and lighting. The site frontage along Gold Star Hwy will be regraded, the existing driveway entrance will be reconstructed, and a new frontage sidewalk will be constructed.			
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b>			
	Groton Utilities	[   ]	
[   ]	[   ]	[   ]	[   ]
<b>WAIVERS:</b> None			
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>			
<b>Self-Service Storage Facility:</b>			
<ul style="list-style-type: none"> <li>• The site design is consistent with the specific conditions for self-service storage facility of Section 7.1-39 of the Zoning Regulations for lot size, parking, interior drives, setbacks, and lighting.</li> <li>• The required perimeter barrier/landscaping is designed will be accomplished by the use of an opaque fence and/or the building wall on the property. Along the west property line, the applicant will record an easement with the adjacent hotel property to enhance the landscaping on the hotel site to meet Section 7.1-39 landscaping requirements for the new use. The applicant</li> </ul>			

*UHAUL  
SIT16-07*

will also continue to maintain the required landscaping for the hotel, including the number of parking lot shade trees.

- The warehouse, vehicle rental, and retail ancillary use components for the site are allowed in the CB and meet the requirements of the CB district.

WRPD:

- The site is located with the Water Resource Protection District (WRPD) and meets the requirements of the WRPD (Attachment). Stormwater management best practices include the use of stormwater treatment units, underground detention storage, a bio-retention basin and a level spreader. The stormwater will be treated to remove grease, oil and floating liquids and suspended solids, achieve 80% reduction of TSS and reduce post development discharges to less than pre-development conditions. A hazardous materials narrative has also been provided to meet Section 8.4-4 C.7 (Attached).

Landscaping/Buffer:

- The applicant has provide a natural buffer of a healthy stand of existing trees along the residential zoned property to the south to meet the requirements of Section 7.4-4 of the Zoning Regulations.

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

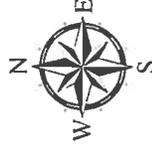
***Staff will have a recommendation at the meeting.***

UHAUL  
SIT16-07

# Town of Groton



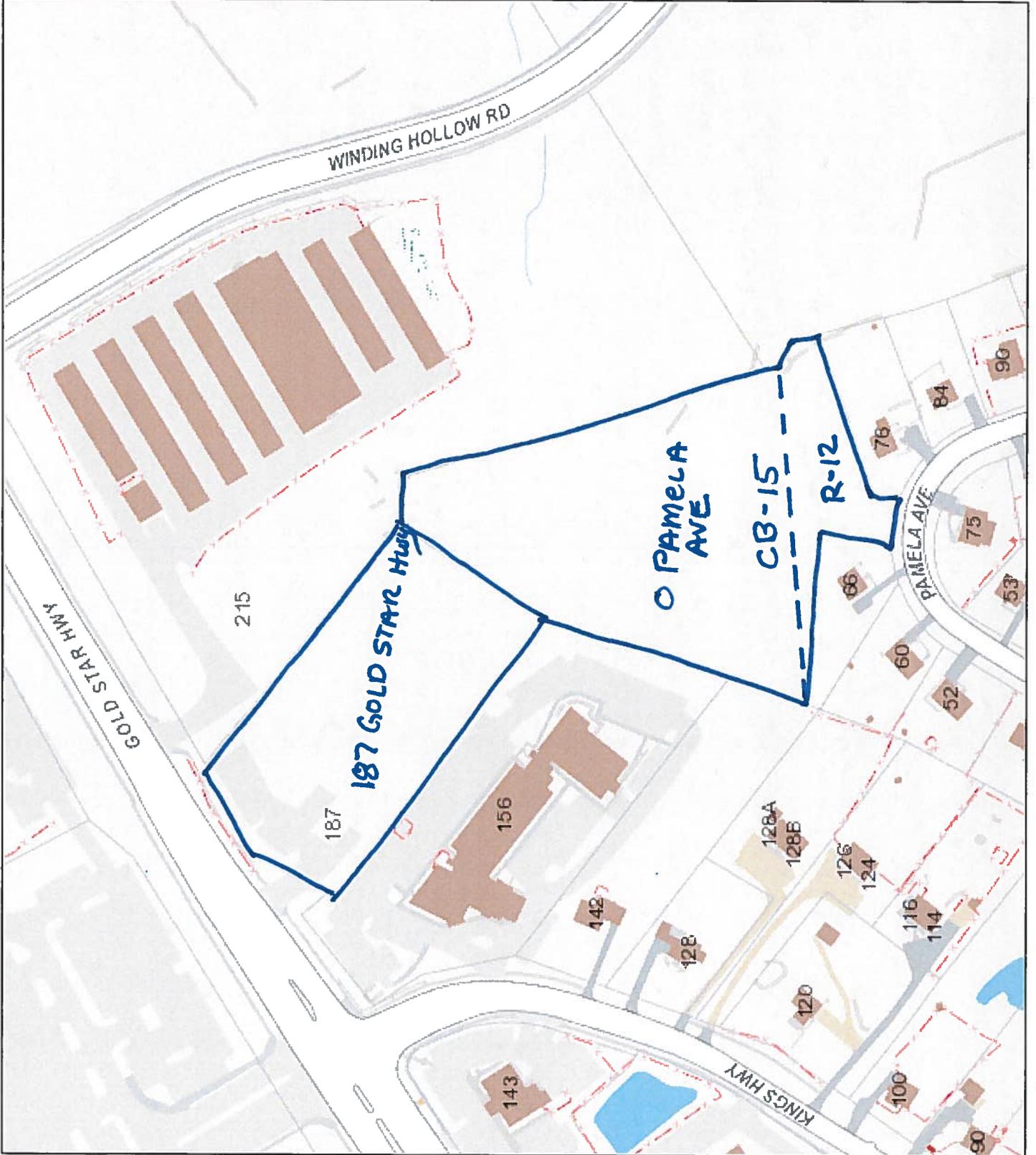
## AMERCO U- Haul SIT16-07



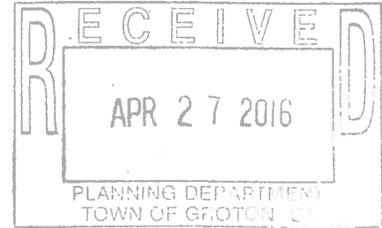
Disclaimer:  
The planimetric and topographic information depicted on this map was compiled by The Sanborn Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from information provided by the Groton Planning and Zoning Commission and is not intended to be used as a substitute for a title search or other legal information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is not intended to be used as a substitute for a title search or other legal information in the Town of Groton and the mapping companies assume no legal responsibility for the information contained in this map. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:  
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).  
Vertical Datum:  
North American Vertical Datum of 1988 (NAVD88).

Date: 6/9/2016



UHAUL SIT16-07



**NARRATIVE FOR  
WATER RESOURCE PROTECTION DISTRICT  
UHAUL OF GROTON  
187 GOLD STAR HIGHWAY  
GROTON, CONNECTICUT  
APRIL 2016**

The follow narrative demonstrates compliance of the site development with the bulk requirements of the Water Resource Protection District (WRPD) Zoning Regulations, Section 6.12:

Notes indicating compliance with the WRPD requirements and provided on the Site Development Plans..

6.12-4A: Impervious Lot Coverage Allowed: 70% X 222,650 SF = 155,855 SF

Provided:

69,232 SF (Imp Coverage Area)

222,650 SF (Lot Area)

X 100 = 31.1%

6.12-4B: Minimum Undisturbed Area Required: 20% X 222,650 SF = 44,530SF

Provided:

75,100 SF (Undisturbed Area)

222,650 SF (Lot Area)

X 100 = 33.7%

6.12-4C: 50 foot buffer between watercourses and stream belt wetlands: As shown of the site plan a minimum 50' buffer has been maintained between the developed land area and on-site wetlands.

6.12-5A&B: There will be no above ground or underground storage of Hazardous materials at this site.

Per the Narrative on Disposition of Hazardous Materials dated April 2016 the new building will not have floor drains.

6.12-5C.1: There are no dry wells or leaching trenches.

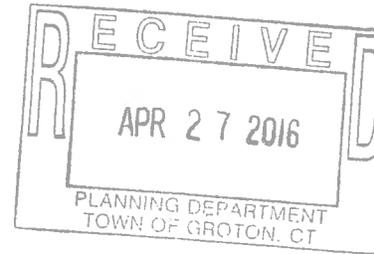
6.12-5C.2: There will be no discharges from the building roof to paved surfaces. Roof runoff will be piped to an underground detention storage structure and then to a level spreader for discharge to the ground surface.

6.12-5C.3: All stormwater from the development will be discharged to the same wetland that received the stormwater prior to development.

- 6.12-5C.4: There are no discharges within 100 feet from a class AA watercourse.
- 6.12-5C.5 through .9 inclusive: Stormwater Best Management Practices (BMPs), including the use of stormwater treatment units, underground detention storage, a bio-retention basin and a level spreader serve to treat/renovate stormwater, remove grease, oil and floating liquids and suspended solids, achieve an 80% reduction of TSS and reduce post-development discharges to less than pre-development conditions for all storm events.
- 6.12-5C.10: Salt (NaCL) de-icing use is restricted (see Note X on the Site Development Plan).
- 6.12-5D: The use of the building for self-storage, vehicle equipment rental, warehouse storage and retail sales does not pose significant risk to water quality from structure loss due to fire. A sprinkler system will be used for fire protection measures.
- 6.12-5F: Stormwater BMPs for this site have been designed in general accordance with CTDEEP standards.
- 6.12-5H: As hazardous materials will not be treated, stored or disposed on the property an emergency spill response plan is not required.



**NARRATIVE ON DISPOSITION  
OF HAZARDOUS MATERIALS  
UHAUL OF GROTON  
187 GOLD STAR HIGHWAY  
APRIL, 2016**



Per Section 8.4-4 C 7 a through h: of the Town of Groton Zoning Regulations, this narrative provides information concerning the use and/or storage of hazardous materials and wastes at U-Haul of Groton.

**A) Amount/Composition of Hazardous Materials**

U-Haul of Groton and their tenants will not store or use hazardous materials or generate hazardous waste.

**B) Storage/Disposal of Hazardous Materials**

Per item "A" above, it is not anticipated that any hazardous materials will be treated, stored or disposed on the property. The storage of waste will be indoors at designated locations: there will be no outdoor storage of waste.

**C) Distance to Sensitive Natural Resource**

The closest point to the nearest sensitive natural resource (inland wetland) is approximately 50 feet.

**D) Discharge to Sewer and Groundwater**

The new buildings at the site will not have floor drains and therefore there will be no discharges to the ground or surface waters.

**E) Stormwater Runoff Control**

The new site drainage system utilizes a bioretention basin to treat the water quality volume from the site in accordance with the CTDEEP Stormwater Manual.

**F) Loading Areas**

Loading and unloading areas are located in front of the buildings as shown on the site plans.

**G) Provisions for Spill Containment**

Per item "A" above, hazardous materials will not be treated, stored or disposed on the property. As such, no provisions for spill containment are required.

**H) Outside Storage**

There will be no outside storage of any waste materials.

CGS 8-24  
6/14/16 PC MTR



# Town of Groton, Connecticut

## Meeting Referral Notice

### Town Council

45 Fort Hill Road  
Groton, CT 06340-4394  
Town Clerk 860-441-6640  
Town Manager 860-441-6630

**To:** Planning Commission  
**From:** Town Council  
**Date:** Tuesday, May 24, 2016

The following items are being referred to you for your review and response. Special instructions may follow each item. Please contact the Town Clerk if you cannot respond by the due date listed.

**2016-0119** REFERRAL OF ORDINANCE ON THE DESIGN AND CONSTRUCTION OF THE GROTON 2020 PLAN TO THE PLANNING COMMISSION UNDER CGS SECTION 8-24

WHEREAS, the Town Council has reviewed the Groton 2020 Plan consisting of the construction of a new, consolidated middle school and conversion of the two existing middle schools into "renovated like new" elementary schools, and

WHEREAS, the Town Council considers it appropriate to present the project to the Town's voters in a bond referendum, now therefore be it

RESOLVED, that the Town Council refers the Groton 2020 Plan to the Planning Commission, pursuant to CGS Section 8-24.

**Due Date:** *Tuesday, June 21, 2016*

**Instructions:**

NOTE: If there are any questions concerning this notice, please direct them to the Town Clerk at (860) 441-6640.

CGS 8-24 REF.  
PC, 6/14/16

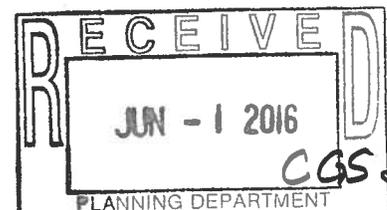
ORDINANCE APPROPRIATING \$184,500,000 FOR THE DESIGN AND CONSTRUCTION OF THE GROTON 2020 PLAN, CONSISTING OF A NEW, CONSOLIDATED MIDDLE SCHOOL AND CONVERSION OF THE EXISTING MIDDLE SCHOOLS INTO "RENOVATED LIKE NEW" ELEMENTARY SCHOOLS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GROTON:

Section 1. That the sum of ONE HUNDRED EIGHTY-FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS (\$184,500,000) is appropriated for costs related to design and construction of (i) a new, approximately 169,000 sq. ft. consolidated middle school to be situated on the town-owned Merritt site on Fort Hill Road between Ella Grasso Technical High School and Robert E. Fitch High School and (ii) conversion of the existing Carl C. Cutler Middle School at 160 Fishtown Road and the existing West Side Middle School at 250 Brandegee Ave., into two "renovated like new" pre K through 5 elementary schools, including the addition of approximately 11,000 sq. ft. of new space at each school. The appropriation may be spent for design and construction costs, demolition costs, equipment, furnishings, materials, land or easement acquisition, necessary utilities, parking, road and sidewalk improvements to and on the school site, site improvements, portable classrooms, storage and moving costs, architects' fees, engineering fees, construction manager fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town Council, or its designee, shall approve the final concept for the school project. The Town Council may reduce or modify the project and may delete portions of the project if funds are insufficient to complete the entire project.

Section 2. That the Town issue bonds or notes in an amount not to exceed ONE HUNDRED EIGHTY-FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS (\$184,500,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be secured by the irrevocable pledge of the full faith and credit of the Town of Groton. The Town does hereby covenant and agree with the holders of the bonds or notes and all notes issued in anticipation of the receipt of the proceeds from the sale of such bonds or notes that in each year while any such bonds or notes are outstanding, it will levy and collect ad valorem taxes upon all taxable properties within the Town in an amount sufficient, with such other funds of the Town as shall be available for such purpose, to pay the interest and principal on the bonds or notes as the same become due and payable.

Section 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of temporary notes outstanding at any time shall not exceed ONE HUNDRED EIGHTY-FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS (\$184,500,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be secured by the irrevocable pledge of the full faith and credit of the Town, payable as provided in Section 2. The



Town shall comply with the provisions of Sections 7-378a and 7-378b of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

Section 4. The Town Manager and the Director of Finance shall determine the amount of any temporary notes authorized by Section 3 to be sold. The Town Manager and the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and the Director of Finance are authorized to determine the dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

Section 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

Section 6. That the Town Manager and the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

Section 7. That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project.

Section 8. That the Town Manager, the Director of Finance and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds or notes to finance the aforesaid appropriation.

Section 9. This ordinance shall become effective only if it has been adopted by vote of not less than five (5) members of the Town Council and by the Representative Town Meeting, and only if the appropriation set forth in Section 1 and the issuance of bonds and notes to finance said appropriation have

been approved by the voters at referendum in accordance with Sections 5.5.5.1 and 9.13 the Town Charter, and notice of passage has been published in accordance with the provisions of the Town Charter.



# **Groton 2020 Town Council Update on May 10, 2016**



# Groton 2020 Update

- Revisions to Groton 2020 – Cutler & West Side to be renovated like new to Elementary
- Diversity Grant Status predicated on demographics on Oct. 1<sup>st</sup> 2016.
- Requires Waiver for the \$450 per SF requirement for Renovate Like New status



# Cost Estimates

## A Scenario 1D - Cutler PK-5 as Diversity School

- 1 Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
- 2 Renovate to New - West Side to PreK-5 Elementary School (600 Student Enrollment)
- 3 Renovate to New - Cutler to PreK-5 Elementary School - Diversity School (600 Student Enrollment)
- 4 Close Claude Chester, Pleasant Valley and S.B. Butler

## B Scenario 1D Cost Breakdown

	Gross Building Area	Total Project Cost	Net Cost to Groton	Remarks
1 Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)	169,000	\$ 90,082,157	\$ 49,832,254	Building area based on GPS Ed. Spec. with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting
2 Renovate to New - West Side to PreK-5 Elementary School (600 Student Enrollment)	83,400	\$ 48,476,106	\$ 22,583,754	Assumes 11,700 GSF addition; See note 1 below.
3 Renovate to New - Cutler to PreK-5 Elementary School - Diversity School (600 Student Enrollment)	83,400	\$ 45,847,045	\$ 11,776,643	Assumes 11,000 GSF addition; See note 1 below.
<b>TOTAL:</b>		<b>\$ 184,405,308</b>	<b>\$ 84,192,651</b>	

### Notes:

- 1 Assumes renovation status granted by CT DAS, SCG
- 2 Net Cost to Groton figures are not guaranteed
- 3 Based on 2016/17 Connecticut Department of Administrative Services reimbursement rate for all schools
- 4 MS Design Starts January 2017 ES Design Starts Q1/2019, 16 mo. Duration for Design, Approvals and Bidding
- 5 MS escalated to midpoint of construction; through Q1 2019, 3.5% per year
- 6 ES escalated to midpoint of construction through Q1/2021, use Q3 2020, 3.5% per year
- 7 MS includes \$4M allowance for DEEP land conversion process for Merritt property



# Proposed Timeline

	2017												2018											
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Scenario 1D - Cutler PK-5 as Diversity School																								
Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)																								
Renovate to New - West Side to PreK-5 Elementary School (600 Student Enrollment)																								
Renovate to New - Cutler to PreK-5 Elementary School - Diversity School (600 Student Enrollment)																								

- Design & Approvals
- Bidding & Award
- Construction

	2019												2020												2021												2022																								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12													
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# Cutler School Concept 2A



CONCEPT "2A"

## CUTLER SCHOOL - ELEMENTARY CONVERSION SCHOOL FACILITIES INITIATIVE TASK FORCE

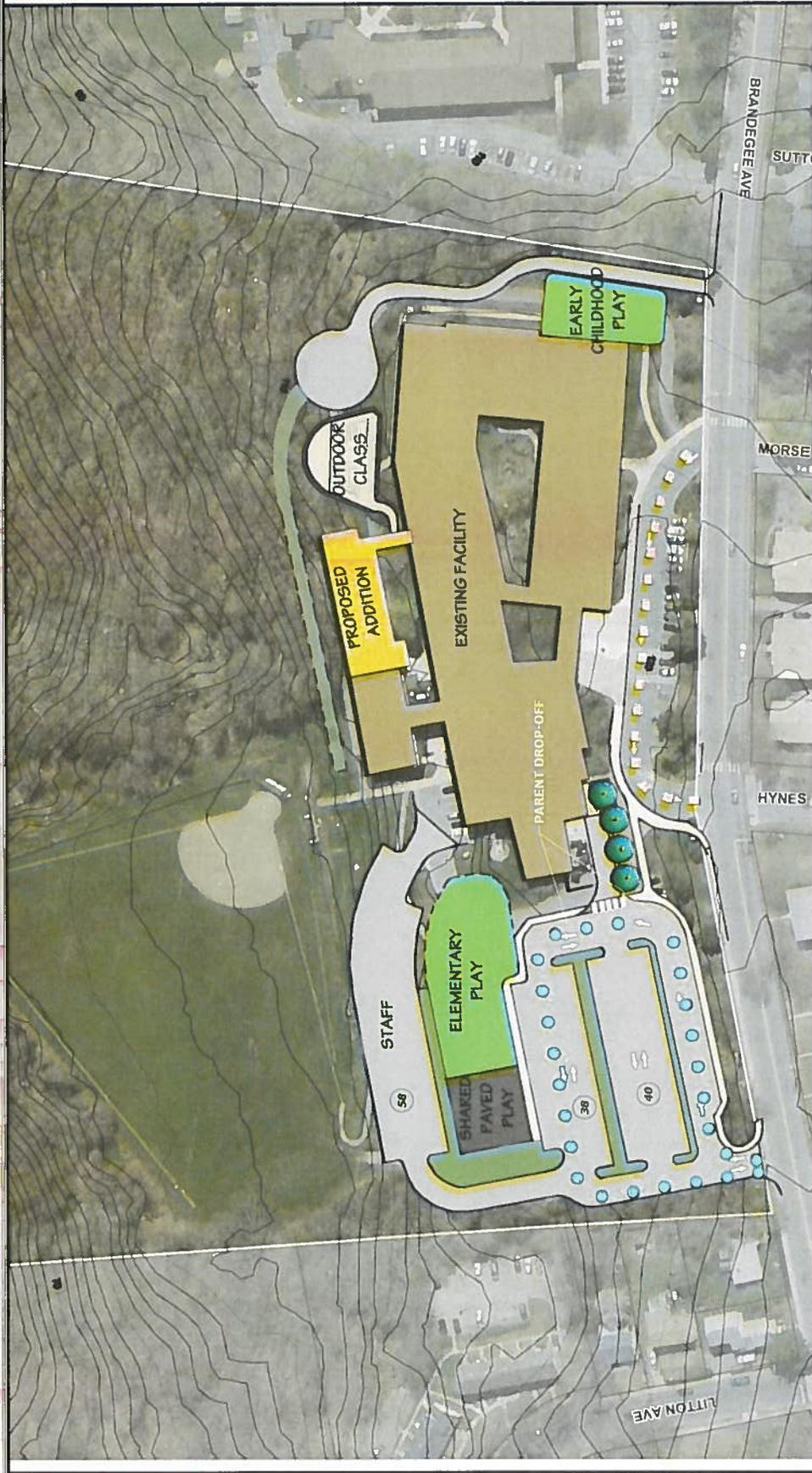
160 FISHTOWN ROAD  
GROTON, CONNECTICUT

**LEGEND**

- o o PARENT ROUTE
- BUS ROUTE
- FEMA



# West Side School Concept 2



CONCEPT "2"

WEST SIDE ELEMENTARY SCHOOL  
SCHOOL FACILITIES INITIATIVE TASK FORCE

250 BRANDEGEE AVENUE  
GROTON, CONNECTICUT

LEGEND

- ○ PARENT ROUTE
- ● BUS ROUTE



MEMORANDUM

TO: Planning Commission  
FROM:  Deborah G. Jones, Assistant Director  
DATE: June 8, 2016  
SUBJECT: Referral for July 6, 2016 Public Hearing  
Special Permit #349, 10 Water Street (The Mystic Group at Mystic  
LLC, Owner; Melody Pere, Applicant)

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Please be advised that the Town of Groton Zoning Commission will be considering the application described in the attached Notice of Public Hearing.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:dlg

Attachment

*SPEC #349*



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

JONATHAN J. REINER  
DIRECTOR  
JREINER@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5970 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

June 8, 2016

VIA EMAIL  
Attention: Legal Ads  
The Day  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on June 24, 2016 and July 1, 2016:

TOWN OF GROTON  
ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on July 6, 2016 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #349, 10 Water Street, PIN 261918306539, WDD Zone. Proposal is to convert 750 square feet of retail to a standard restaurant with up to 200 square feet of seating area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 24<sup>th</sup> day of June 2016 at Groton, Connecticut. (On second insertion please put "Dated this 1<sup>st</sup> day of July 2016 at Groton, Connecticut".)

Susan Sutherland, Chairperson

Account #30384  
P. O. #16000391

If you have any questions, please do not hesitate to contact me at 446-5970.

Sincerely,

  
Deborah G. Jones  
Assistant Director

DGJ:dlg

Please note: this should run as a one-column ad fully justified without bolding or additional white space

"SUBMARINE CAPITAL OF THE WORLD"

 E-MAILED  
6/8/16

SPEC#349 DLG

MEMORANDUM

TO: Planning Commission

FROM: Deborah Jones, Assistant Director Planning and Development 

DATE: June 9, 2016

SUBJECT: Draft 2016 Plan of Conservation and Development - Review of Key Recommendations

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The draft 2016 Plan of Conservation and Development is out for review and comment by the various agencies, commissions, and the public. The Planning Commission has scheduled a public hearing for June 29, 2016 at 6:30 PM in Community Room 1 at the Town Hall Annex, 134 Groton Long Point Road. The Planning Commission has received copies of the draft document. Electronic copies are also available on the Groton website: <http://www.groton-ct.gov/depts/plandev/pocd.asp>. The Planning Staff is in the process of attending various Town agency and commission meetings and reviewing some of the key recommendations of the document and taking comments on the draft document.

On June 14, 2016, staff will be reviewing these key recommendations of the document with the Planning Commission in order to prepare you for the public hearing on June 29<sup>th</sup>. **Please bring your draft 2016 POCD document to the meeting.** Feel free to email me at [djones@groton-ct.gov](mailto:djones@groton-ct.gov) or call me at 860.446.5972 if you have any questions.

2016  
DRAFT POCD