

AGENDA  
PLANNING COMMISSION  
FEBRUARY 9, 2016 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
  - 1. January 26, 2016\*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
  - 1. Watrous Subdivision (SUB15-06), 970, 980 and 990 Pleasant Valley Road North – Request for Acceptance of Public Improvements and Reduction of Bond\*
- V. SITE PLANS
  - 1. Craft Bakeshop, LLC Modification, 5 Water Street\*
- VI. OLD BUSINESS
  - 1. Zoning Commission Referral for Public Hearing on February 3, 2016 – REGA15-02 Zoning Regulation Text Amendment to Section 5.2 in the WF-20 Zone\* - Continued
  - 2. POCD Draft Themes
  - 3. Market Analysis and Regulation Audit – Update
- VII. NEW BUSINESS
  - 1. ZBA Referral for Public Hearing on February 10, 2016 – ZBA#16-01, Savings Institute Bank & Trust, 970 Poquonnock Road\*
  - 2. Report of Commission
  - 3. New Applications
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next Meeting: February 23, 2016

\* Enclosed

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

MINUTES  
PLANNING COMMISSION  
JANUARY 26, 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, Steinford, Pritchard, Kane (7:05 pm)  
Alternate members present: Fitzgerald, Tarbox, Zod  
Absent: Munn  
Staff present: Jones, Glemboski, Allen, Gilot

Chairman Sherrard appointed Fitzgerald to sit for Munn and Zod for Kane.

II. APPROVAL OF MINUTES

1. January 12, 2016

MOTION: To adopt the minutes of January 12, 2016 as annotated.

Motion made by Zod, seconded by Pritchard. Motion passed 4-0-1, 1 abstention (Steinford).

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Briar Hill Subdivision (SUB15-05), 0 Briar Hill Road

MOTION: To grant an extension to April 28, 2016 to Briar Hill Subdivision for recording of final plan

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

V. SITE PLANS

1. Oyster Club Addition (SIT15-19) 13 Water Street

Gregg Fedus, Fedus Engineering, 70 Essex Street, Mystic, represented the applicants, Dan Meiser and the 85<sup>th</sup> Day Restaurant Group. The plan is to enclose the existing outdoor seating area. The Historic District Commission granted a Certificate of Appropriateness, and a variance was granted by the Zoning Board of Appeals for the setbacks. Mr. Fedus reviewed the existing drainage on the site, which will remain the same. A strip along the front with ivy and crushed stone will remain. Planter boxes were relocated, and two planters were added on either side of the front entrance. The parking requirements remain the same. The existing parking at Mystic Art Center and 17 Water Street parking was reviewed.

Matt Williams, Architect, Williams Architects, 897 Boston Post Road Madison CT, provided details of the exterior architecture, which is meant to mimic the Mystic Ice House. Additional lighting includes two small fixtures on either corner of the building and downlights at the door.

Staff explained that the existing outdoor patio will be enclosed to provide more indoor dining. The parking program previously approved will continue. Mr. Williams said a gutter is on the front of the building. Snow stops are not included yet, but the architect will include them. Staff said the applicants are exempt from CAM because there is no development outside of the existing footprint.

**MOTION:** To approve a site plan modification for Oyster Club, 13 Water Street, with the following modification:

1. A copy of current and any future lease renewals for 17 Water Street (minimum 15 leased spaces) and Mystic Museum of Art (minimum 4 leased spaces) shall be provided to the Planning Department. The restaurant and outside patio area shall continue to participate at all times in the Downtown Parking Validation Program with the Mystic Museum of Art. Any decrease in the leased number of parking spaces or lack of participation in the Parking Validation Program shall require review and approvals by the Office of Planning and Development and other Town Commissions, as appropriate.
2. Any staff technical items shall be addressed.

Motion made by Sherrard, seconded by Fitzgerald, so voted unanimously.

2. Craft Bakeshop, LLC (SIT15-20), 5 Water Street

Gregg Fedus, Fedus Engineering, 70 Essex Street, Mystic, introduced the applicant, Adam Young.

Mr. Fedus explained the location of the site. The application is for a bakery with limited seating. The lower level of the building will be the prep and production area with a front counter service area. The majority of the sales will be take-out with a small table for service inside. The location of a walk-in refrigerator on a raised platform was discussed. The dumpster location, air conditioning units, bike rack, loading zone and rearrangement of parking spaces were reviewed. Exterior lighting will be a full cut-off light with a motion detector. At the request of the Fire Marshal, the existing propane tanks on the east side of the building will be relocated onto the sidewalk using smaller tanks. Proposed landscaping and trees were reviewed. Planters will be provided in the front in lieu of landscaping. The Historic District Commission granted a Certificate of Appropriateness.

Matt Williams, Architect, Williams Architects, Madison, CT, reviewed the site, the latticed screen wall for the refrigerator platform, steps to the cooler, and air and exhaust vents at the back of the building.

Staff said the major structure change is the new refrigerator platform. The elevation meets the flood requirements. The dumpster enclosure will be less than 8 ft. in height. The propane tanks originally were at the rear of the building but the Fire Marshal said they would be a safety hazard because of a nearby stairwell. The only option would be to place them on the sidewalk. The existing sidewalk is six ft. wide, and 4 ft. wide sidewalk is required, which leaves 2 ft. for smaller, narrower propane tanks, with steel bollards for protection. The loading area and landscaping on the site were reviewed. Screening of propane tanks will be added as a technical item. Hours of operation and signage were discussed with the applicant.

**MOTION:** To approve Site Plan (SIT15-20) for Craft Bakeshop, 5 Water Street with the following modifications:

1. Proposed propane tanks on north side of building shall allow for a 4 ft. wide internal sidewalk.
2. Technical items as raised by staff shall be addressed.

Findings

The Commission finds that the redevelopment of the existing landscaping and the addition of landscape planters at the front of the building meet the intent of Section 7.4 of the Zoning Regulations.

Motion made by Sherrard, seconded by Zod, so voted unanimously.

**VI. OLD BUSINESS**

1. Zoning Commission Referral for Public Hearing on February 3, 2016 – REGA15-02, Zoning Regulation Text Amendment to Section 5.2 in the WF-20 Zone

Staff said the applicant requested that the Planning Commission postpone discussion of the referral until the February 9<sup>th</sup> meeting. The owners of the shipyard could not be at tonight's meeting and they would like to explain their application to the Commission. The Zoning Commission will hold the public hearing at their March 3<sup>rd</sup> meeting.

**MOTION:** To continue the referral for REGA 15-02 to the next regular meeting on February 9, 2016.

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

2. POCD Draft Themes

Staff said the Commission received two of the themes, and they will bring the third theme to the Commission for review when they receive it from Milone & MacBroom.

The Downtown Mystic parking study and the Mystic Art Center space leasing was discussed. The Commission would like staff to provide an update on the parking and leasing program.

**VII. NEW BUSINESS**

1. Report of Commission

Pritchard said he attended the previous night's Committee of Chairs meeting and provided updates on the topics discussed.

The Commission noted that the highway sign for the Fields of Fire adventure park was removed.

2. New Applications - None

**VIII. REPORT OF CHAIRMAN**

The Chairman said the CT Federation of Planning and Zoning Agencies' annual meeting will be held on March 17<sup>th</sup>. Staff will forward the registration forms when they receive them.

The Chairman asked about the Seely School. Staff provided an update to the Commission. She said no action has been taken yet; the proposal is before the RTM Finance Committee, and then will go to the RTM approval. The Chairman asked staff if the buyers submit a Purchase and Sale Agreement that is different than the original referral to the Planning Commission, would the revised proposal be referred back to the Planning Commission. Staff will check.

IX. REPORT OF STAFF

Staff said that the lighting at Fields of Fire is being reviewed by the Zoning Official.

Staff noted that the outside walk-in freezer at 32 West Main Street received administrative approval in 2014, and the freezer is consistent with what was approved. There is no operation in the building at this time.

The Commission asked about Central Hall. Staff believes the owners are working with the State to amend their COP.

X. ADJOURNMENT

Motion to adjourn was made at 8:13 p.m. by Pritchard, seconded by Steinfeld, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Debra Gilot  
Office Assistant III

December 21, 2015

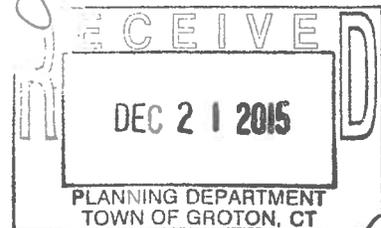
To the Town of Groton Planning Department,

This is a letter requesting the cash bond to be released for work completed at 970, 980 and 990 Pleasant Valley Road North.

Thank You,  
Roger Watrous



TO be placed on PC  
agenda when recommended  
by DPW



WATROUS SUB (SUB15-06)

PC  
MTG  
2/9/16

**Jones, Deborah**

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**From:** Hanover, Greg  
**Sent:** Wednesday, January 27, 2016 2:55 PM  
**To:** Jones, Deborah  
**Subject:** RE: Watrous subdivision - PVR North

Deb,

All work associated with the public improvements for the Watrous subdivision(Pleasant Valley Road North) has been completed.

Recommend to reduce the bond to the 10% maintenance amount.

Greg

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**From:** Jones, Deborah  
**Sent:** Wednesday, January 20, 2016 3:28 PM  
**To:** Hanover, Greg  
**Subject:** Watrous subdivision - PVR North

Do you have a punch list or recommendation to reduce the public improvement bond?

Deborah Jones  
Assistant Director  
Planning and Development  
Town of Groton  
134 Groton Long Point Road  
Groton, Connecticut 06340  
860.446.5972

(SUB 15-06)  
WATROUS SUB

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> Craft Bakery, 5 Water St.	
<b>CAM:</b> Exempt	
<b>STAFF PLANNER:</b> MTA	<b>SUMMARY DATE:</b> 2/4/16
<b>TERMINAL ACTION DATE:</b> 3/17/16	<b>PUBLIC HEARING CLOSED:</b> NA
<b>EXISTING LAND USE/ZONING:</b> commercial/WDD	<b>SITE AREA:</b> 0.21 AC. 91,140 SQ. FT.
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b>	
<p><b>North:</b> Office/WDD      <b>South:</b> Rest/WDD      <b>East:</b> Retail/WDD      <b>West:</b> Bank/WDD</p>	
<p><b>HISTORY:</b> A site plan was approved in 1996 for the construction of a three-story building for residential/retail usage and a CAM site plan was approved. As site plan was approved on January 26, 2016 to convert the first floor to a takeout bakery and construct a structure to house walk-in refrigeration units in the rear of the property. Landscaping improvements were included in the 2016 site plan.</p>	
<p><b>PROJECT DESCRIPTION:</b> This plan is a modification of the site plan approved on January 26, 2016. The approved motion for the 2016 plan included a modification stating, "Proposed propane tanks on the north side of the building shall allow for a 4 ft. wide internal sidewalk." The applicant is seeking a modification to this approval requirement that would allow for the walkway along the north side of the building to be 2.5 ft. wide.</p>	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b>	
<b>WAIVERS:</b>	
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>	
<p><b>Propane Tanks:</b> Options for the siting of two 100-gallon propane tanks is significantly limited by existing structures and parking at the site. Staff has identified two options. The first option, preferred by the applicant, would be to locate the propane tanks on the walkway along the north side of the building. This would make the sidewalk 2.5 ft. wide. Sec. 7.5-4 stipulates that internal sidewalks be no less than 4 ft. wide. A second option would be to locate the tanks in the rear of the property near the walk-in refrigeration units. This option would require the pavement of the parking lot to be dug up for the installation of gas lines.</p>	
<p><b>Existing Internal Sidewalk:</b> An existing internal sidewalk that meets all zoning regulations is currently located along the south side of the building and allows for pedestrian access, including handicapped, from the parking lot to entrances at the front (bakery) and rear (apartments) of the building.</p>	
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>	
<p><b>Staff will have a recommendation at the meeting.</b></p>	

MEMORANDUM

\* CONTINUED  
TO 2/9/16  
PC MTG

TO: Town of Groton Planning Commission  
FROM: Diane Glemboski, Planner II  
DATE: January 26, 2016  
SUBJECT: REGA15-02 (WF-20 Height)

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At the last Planning Commission (PC) meeting on January 12, 2016, the Planning Commission discussed the Zoning Commission Referral for REGA15-02 (Zoning Regulation Text Amendment to Section 5.2 in the WF-20 Zone) and decided to continue the discussion to the next PC meeting to obtain additional information/clarification by the applicant.

I have attached additional information that has been submitted by the applicant to address some of your concerns and/or questions. At this point, the applicant is requesting a continuance of the PC discussion on REGA15-02 until the February 9, 2016 PC meeting since they will not have a representative at the January 26<sup>th</sup> PC meeting. They are also requesting the Zoning Commission continue the public hearing and the applicant's presentation until the March 2, 2016 ZC Meeting.

REGA15-02

Jim Sherard, chairman  
Planning Commission  
Town of Groton  
134 Groton Long Point Rd.  
Groton, CT 06340

Russell E. Sergeant, A.I.A.  
ARCHITECT  
3 Rowland St. Mystic CT 06355  
(860) 536-3925  
rustysergeant@aol.com

January 26, 2016

RE: Zoning Amendment for Height in WF-20 Zone

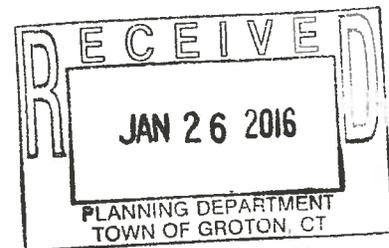
Dear Mr Sherard,

I have proposed an amendment to increase the allowable building height in the WF20 zone to more carefully reflect the nature of the activities that occur there. In your last meeting you raised concerns and questions on the referral from the Zoning Commission that can best be addressed by my clients.

Unfortunately they are not available tonight and we request a delay until your February 9th meeting where we can present the issues we are facing.

We will also request a postponement for the Zoning Commission that will follow.

Regards,



REGAIS-02

Russell E. Sergeant, A.I.A.  
ARCHITECT  
3 Rowland St. Mystic CT 06355  
(860) 536-3925  
rustysergeant@aol.com

Susan Sutherland, chairman  
Zoning Commission  
Town of Groton  
134 Groton Long Point Rd.  
Groton, CT 06340

January 26, 2016

RE: Zoning Amendment for Height in WF-20 Zone

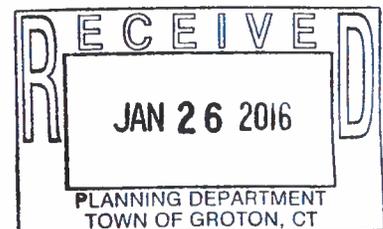
Dear Ms. Sutherland,

I have proposed an amendment to increase the allowable building height in the WF20 zone to more carefully reflect the nature of the activities that occur there. In the last Planning Commission meeting concerns and questions on the referral from your commission that can best be addressed by my clients.

Unfortunately they are not available for the Planning Commission tonight and we have requested a delay until their February 9th meeting where we can present the issues we are facing.

We would like to defer our presentation to your commission until the March 2nd meeting.

Regards,



ZBA#16-01

## Glemboski, Diane

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**From:** Glemboski, Diane  
**Sent:** Friday, January 15, 2016 10:25 AM  
**To:** rustysergeant@aol.com  
**Cc:** Jones, Deborah; Quinn, Kevin  
**Subject:** Reg Amendment WF-20

Rusty.

The Planning Commission reviewed your application for Regulation Amendment to increase the height in the WF-20 zone from 30' to 50' as a required referral item. We did tell the PC that staff would be recommending that the height increase be for only water dependent uses. They had several concerns with the height increase and they continued this referral item until their next PC meeting on January 26<sup>th</sup>. Their concerns are outlined below:

- They wanted a clearer understanding on the flood elevation requirements in the zone and why any proposed structures (especially at the shipyard would need the extra height) They would like to see a preliminary construction or sketch drawing that show the typical flood elevation and building height requirements for what they are trying to do in this zone.
- They were concerned that the definition of building height in the zoning regs would allow a structure where the maximum peak height exceeds 50'.
- They were concerned about the blocking of coastal views of the river from the neighborhood.
- They questioned if a variance is a more appropriate mechanism for any proposed individual building.

I would recommend that you provide this additional information for the application and also have someone from the marina at the Planning Commission meeting on January 27<sup>th</sup> to help answer questions on the why this height increase is necessary.

If the Planning Commission disapproves of the Reg Amendment, then the application can only be approved by the ZC with at least a 2/3<sup>rd</sup> vote (4 members approving).

Please provide any additional information prior to the PC meeting on January 26<sup>th</sup>.

Thanks. Diane.

Diane Glemboski  
Planner II  
Planning and Development Services  
Town of Groton  
134 Groton Long Point Road  
Groton, Connecticut 06340  
(860) 446-5976  
(860) 448-4094 (fax)  
[DGlemboski@groton-ct.gov](mailto:DGlemboski@groton-ct.gov)  
[www.groton-ct.gov](http://www.groton-ct.gov)

## Glemboski, Diane

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**From:** rustysergeant@aol.com  
**Sent:** Thursday, January 21, 2016 10:13 AM  
**To:** Glemboski, Diane  
**Cc:** ron@noankvillageboatyard.com; jmarshall@mysticshipyard.com;  
bob@noankvillageboatyard.com; andy@noankvillageboatyard.com  
**Subject:** Re: Reg Amendment WF-20  
**Attachments:** MSY FLOOD ZONE EXPL. 1-20-16.pdf

Diane,

I received your email reflecting the Planning Commissions concerns about the WF20 Zone amendment and would like to respond.

1. **FLOOD ZONE EXPLANATION:** We've had pretty significant increases in flood zone requirements – both elevation of floor area and type of construction. The property I am working with has gone from a A8 El. 10 zone to a VE-13 which means habitable floor elevations have increased by about 5' and the type of construction below the floor is supposed to be on piers with break-away panels or ideally no obstructions below the lowest horizontal framing.

The attached sketch shows the impact of the raised flood elevation on prototypical building and a sketch of one bay of the building we are envisioning along with a wall section showing that the lower portions of the walls be "break-away" when subjected to wave action.

2. **BUILDING HEIGHT DEFINITION:** We believe that the maximum height for both sloped and flat roofs should be the same and propose an alteration to the amendment [below] that maintains the district height limit for most buildings but allows sheds for the construction, repair and storage of boats to an allowable height of 50 feet so long as they are single story with mezzanines as allowed by the Connecticut State Building Code.
3. **VIEWS:** My client wants to square off an existing, dilapidated shed with a modern one that more closely reflects their customer bases' needs. It will be located in the same location, further from the street and somewhat higher than the existing. The client owns the residential property across the street and there is only one other undeveloped property to the west that would be affected and its views are already blocked.
4. **VARIANCE:** We explored this will staff early on and it appeared to be a height variance with very questionable hardship. It was felt that a zoning amendment carefully drafted with limitations would serve the purpose better.

The Table 5.2 maximum building height for WF 20 would read " 30'/50' (13)"

Notations for Lot, Yard and Building Requirements Table Number (12) would be added:

"A maximum allowable height of 50 feet for both flat and sloped roofs for sheds used for the construction, repair and storage of boats limited to a single floor with mezzanines as allowed by the Connecticut State Building Code."

Change PROJECT DESCRIPTION in Amendment Application to:

AMEND MAXIMUM BUILDING HEIGHT IN WF-20 ZONES FOR SOME BUILDINGS FROM 30 FEET TO 50 FEET IN  
TABLE 5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT WITH CONDITIONS

Next week all of my clients are unavailable for various reasons and I believe some of them should attend the Planning Commission referral meeting to answer questions that might come up. Is it a problem to defer to the next meeting?

rustysergeant@aol.com

cell: 860-938-0008

-----Original Message-----

From: Glemboski, Diane <DGlemboski@groton-ct.gov>

To: rustysergeant <rustysergeant@aol.com>

Sent: Wed, Jan 20, 2016 3:54 pm

Subject: FW: Reg Amendment WF-20

Rusty. Just sending this email again to make sure you received it. Thanks. Diane.

30'-0" MAX. BLDG. HGHT.

30'-0"

AVERAGE GRADE: 7.0

FLOOR LEVEL: 10.0

3'-0"

**A ZONE**  
WAS A8 EL. 10  
SOLID WALLS W/ FLOOD VENTS BELOW B.F.E.

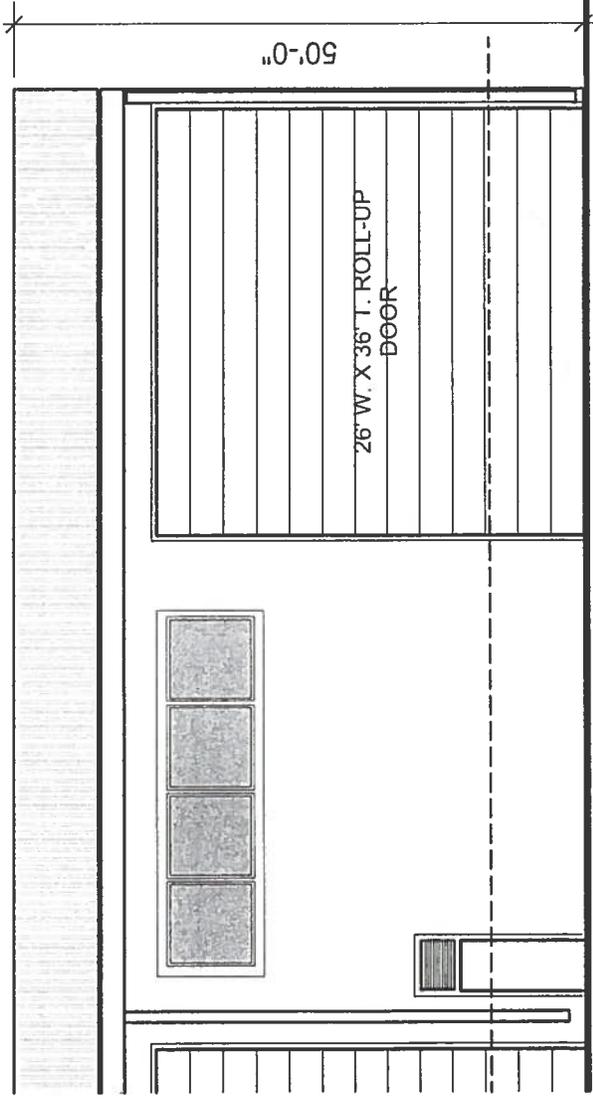
FLOOR LEVEL: 15 +/-

6'-0"

BOT. OF HORIZ. FRAMING

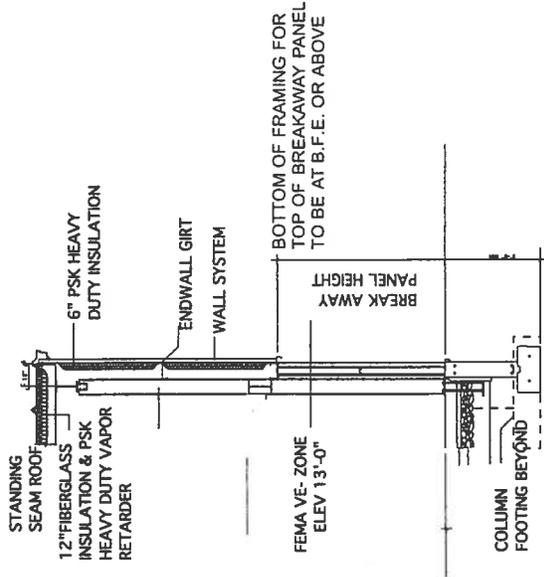
7'-10"

**V ZONE**  
NOW VE-13  
NO OBSTRUCTIONS OR BREAK WALLS BELOW B.F.E.



50'-0"

26' W. X 36' T. ROLL-UP DOOR



STANDING SEAM ROOF

12" FIBERGLASS INSULATION & PSK HEAVY DUTY VAPOR RETARDER

6" PSK HEAVY DUTY INSULATION

ENDWALL GIRT WALL SYSTEM

FEMA VE-ZONE ELEV 13'-0"

BOTTOM OF FRAMING FOR TOP OF BREAKAWAY PANEL TO BE AT B.F.E. OR ABOVE

BREAK AWAY PANEL HEIGHT

COLUMN FOOTING BEYOND

**V-ZONE PRE-ENGINEERED BUILDING WALL SECTION**

**PARTIAL SHED ELEV.**

MEMORANDUM

TO: Planning Commission  
FROM: Zoning Board of Appeals *MTA*  
DATE: January 21, 2016  
SUBJECT: ZBA #16-01 – 970 Poquonnock Road, Savings Institute

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The Zoning Board of Appeals will conduct the public hearing described in the attached Notice of Public Hearing on February 10, 2016.

If you have any comments or questions, please refer them to Matthew Allen, Planner I in the Office of Planning and Development, before the date of the public hearing.

MA:rms

ZBA16-01



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES  
ASSISTANT DIRECTOR  
DJONES@GROTON-CT.GOV

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

January 20, 2016

The Day  
Attention: Legal Advertising  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on January 29, 2016 and February 5, 2016.

### TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals will hold a public hearing on Wednesday, February 10, 2016 at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#16-01 - 970 Poquonnock Road, Savings Institute Bank & Trust/Applicant, Jonathan Wood/Applicant's Agent, Syraweiss Reality, LLC/Owner, Milone & MacBroom, Inc. /Engineer, for a variance to Section 7.1-36.A to allow for drive through and stacking lanes to be located in the front yard, a variance to Section 7.1-36.C for a reduction of the required stacking spaces from 10 to 6 per station, a variance to Section 6.2-4 to allow 55 ft. instead of the required 75 ft. for a front yard setback. PIN#169806275848, DDD Zone.

Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 29<sup>th</sup> day of January, 2016 at Groton, CT. (On second insertion, please put "Dated this 5<sup>th</sup> day of February, 2016 at Groton, CT.")

Ed Stebbins, Chairman

Account #30384  
P.O. #16000391

**PLEASE DO NOT BOLD PRINT.** If you have any questions, please do not hesitate to contact me.

Sincerely,

Deborah G. Jones  
Assistant Director

DGJ:rms



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES  
ASSISTANT DIRECTOR  
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5972 FAX (860) 448-4094  
[WWW.GROTON-CT.GOV](http://WWW.GROTON-CT.GOV)

February 1, 2016

Normand Thibeault, Jr., P.E.  
Killingly Engineering Associates  
P.O. Box 421  
Dayville, CT 06241

Dear Mr. Thibeault:

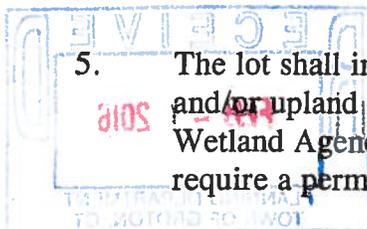
SUBJECT: Permit No. 15-12: Vary Residence, 0 Lambtown Road  
Plans Last Revised: January 18, 2016  
Owner of Record: Carrol M. Vary, Jr.

This authorization refers to your application to conduct a regulated activity within designated inland wetlands-watercourses in the Town of Groton. The Inland Wetlands Agency granted the above permit at its January 27, 2016 meeting. The permit is for the following regulated activities:

Construction of house, septic system and accessory structure within regulated area

This permit is issued subject to the following conditions (please read carefully):

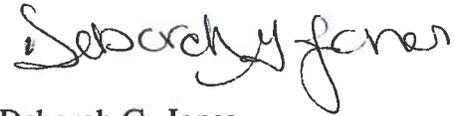
1. Approved work shall be initiated within 10 years. The duration of work allowed by this permit shall be no more than one year from the date of initiating work.
2. The applicant shall file the original permit in the Land Records of the Town Clerk.
3. No permit shall be assigned or transferred without written notice to the Agency.
4. The Environmental Planner shall inspect the erosion controls prior to the start of construction.
5. The lot shall include the following statement in its deed. "This lot contains wetlands and/or upland review area which is subject to regulation by the Town of Groton Inland Wetland Agency. Activity in or affecting the wetlands or upland review area may require a permit from the Town of Groton Inland Wetland Agency".



"SUBMARINE CAPITAL OF THE WORLD"

Please note that the Groton Inland Wetlands and Watercourses Regulations now require that any application to extend the expiration date of a previously issued permit or amend an existing permit shall be filed with the Agency sixty-five (65) days prior to the expiration date for the permit. If request for extension is filed less than sixty-five 65 days prior to the expiration date for the permit, the Agency may accept the application only if the work is ongoing.

Sincerely,



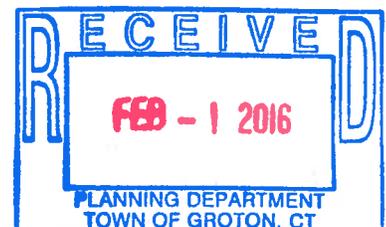
Deborah G. Jones  
Assistant Director

DGJ:lbg

Enclosure

cc: **Planning Commission**  
Kevin A. Quinn, Manager of Inspection Services  
David Scott, Chairperson, IWA

Certified #7003 3110 0001 4659 6781





# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES  
ASSISTANT DIRECTOR  
DJONES@GROTON-CT.GOV

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

February 1, 2016

Matthew Davison, Senior Environmental Scientist  
Tighe & Bond, Inc.  
213 Court St., Ste. 1100  
Middletown, CT 06457

Dear Mr. Davison:

**SUBJECT:** Fieldcrest Water Storage Tank Replacement, 115 Oslo Street

At their January 27, 2016 meeting, the Groton Inland Wetlands Agency determined that the Fieldcrest Water Storage Tank Replacement at 115 Oslo Street is a facility that is necessary to the storage of water in connection with a public water supply. The Agency found that this activity, as described in your letter of January 21, 2016, is permitted as of right per section 4.1 e of the Inland Wetlands and Watercourses Regulations.

Please feel free to call me at 860-446-5972 if you have any questions.

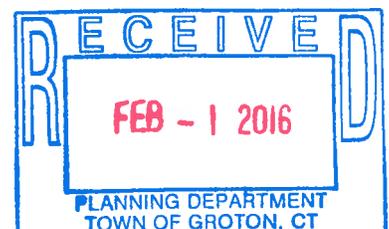
Sincerely,

Deborah G. Jones  
Assistant Director

DGJ:lcg

cc: Shokoofeh Rezazadeh, Aquarion Water Company  
Planning Commission  
Kevin A. Quinn, Manager of Inspection Services  
Dave Scott, Chairman IWA

CERTIFIED MAIL #: 7003 3110 0001 4659 6798





## 68<sup>th</sup> ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club  
Plantsville, CT  
Thursday, March 17, 2016

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### PROGRAM

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- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**  
6:00 p.m. **DINNER**  
Salad, Penne, NY Strip, Vegetables, Potato,  
Dessert  
7:15 p.m. **AWARDS PRESENTATION**
  - 12-Year Length of Service Awards
  - Lifetime Achievement Awards8:00 p.m. **TOPIC: E- Commerce and Zoning**

The internet and the sharing economy have allowed people to utilize their homes for business, including the renting of bedrooms. This raises questions of how best to preserve the residential character of neighborhoods and also promote local business and provide a level playing field for traditional business which find themselves subject to regulations which e-commerce often avoids.

**Principal speaker:** Ginny Kozlowski, Executive Director, Connecticut Lodging Association

More information on the Principal Speaker and her qualifications will be provided at the meeting.

#### DIRECTIONS TO THE AQUA TURF

**I-84 EAST FROM WATERBURY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**I-84 WEST FROM HARTFORD** – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**FROM I-91 OR THE MERRITT PARKWAY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**CONNECTICUT FEDERATION  
OF  
PLANNING AND ZONING AGENCIES**



**ANNOUNCES**

**ITS**



**68<sup>th</sup> ANNUAL CONFERENCE**

**THURSDAY, MARCH 17, 2016**

**AT THE**

**AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

**Cost: \$45.00 per person for Agencies that are members of the CFPZA  
\$55.00 per person for Agencies that are not members of the CFPZA**

**The enclosed registration form must be received by the  
Connecticut Federation of Planning & Zoning Agencies  
by mail, fax or email no later than Tuesday, March 15, 2016**

**Fax: (860) 677-5262 / email: [cfpza@live.com](mailto:cfpza@live.com)**

**Questions? Contact Steve Byrne at (860) 677-7355 or [cfpza@live.com](mailto:cfpza@live.com)**

**More info on back →**