

SPECIAL MEETING
AGENDA
PLANNING COMMISSION
JUNE 28, 2016 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. June 14, 2016**

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

Groton Multi-family Apartments, 0 Route 12 & Pleasant Valley Road North
(SIT16-09)*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. 2016 Draft Plan of Conservation and Development (POCD) Discussion
2. Report of Commission
3. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

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

- * Enclosed
- ** To be emailed at a later date

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

- Traffic: An initial traffic report has been provided. A capacity analysis was performed at the key intersections near the site to evaluate LOS and delay. This initial study showed that the adjacent roadway network has sufficient reserve capacity to accommodate the projected traffic volume increase without any significant changes to traffic operations. At the April 26, 2016 Planning Commission Meeting for the SPEC#346 referral, the Commission expressed concerns about traffic queuing problems on Gungywamp Road, Route 12 and Pleasant Valley Road North due to the short distance on Gungywamp Road between intersections. The applicant reviewed these comments and proposed a modification to the plans for the intersection of Pleasant Valley Road North and Gungywamp Road to address the concern (Attached). The proposal was approved by the Zoning Commission. The intersection improvements were also reviewed in depth and approved by the Traffic Authority at their May 19, 2016 meeting (Attached minutes). The Traffic Authority also visited the site on June 13th to assess the site and found no apparent impact on the highway system (Attached email).
Also, due to the number of units and parking spaces, this project will be subject to a CT STC review from the Office of State Traffic Administration. Any requested modifications by the Office of State Traffic Authority will need to be reviewed by Town Staff and/or the appropriate Town Commission.
- Sidewalk: Frontage sidewalks are proposed along Pleasant Valley Road North and Gungywamp Road. The applicant has asked for the elimination of the need for a sidewalk along the Route 12 frontage. The sidewalk/multi-use path network is existing and/or being established on the western side of Route 12. Development of a sidewalk along the eastern side of Route 12 would be problematic due to the topography and wetlands along this area.

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

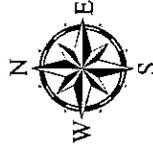
Staff will have a draft motion at the meeting.

5/11/16-09

Town of Groton



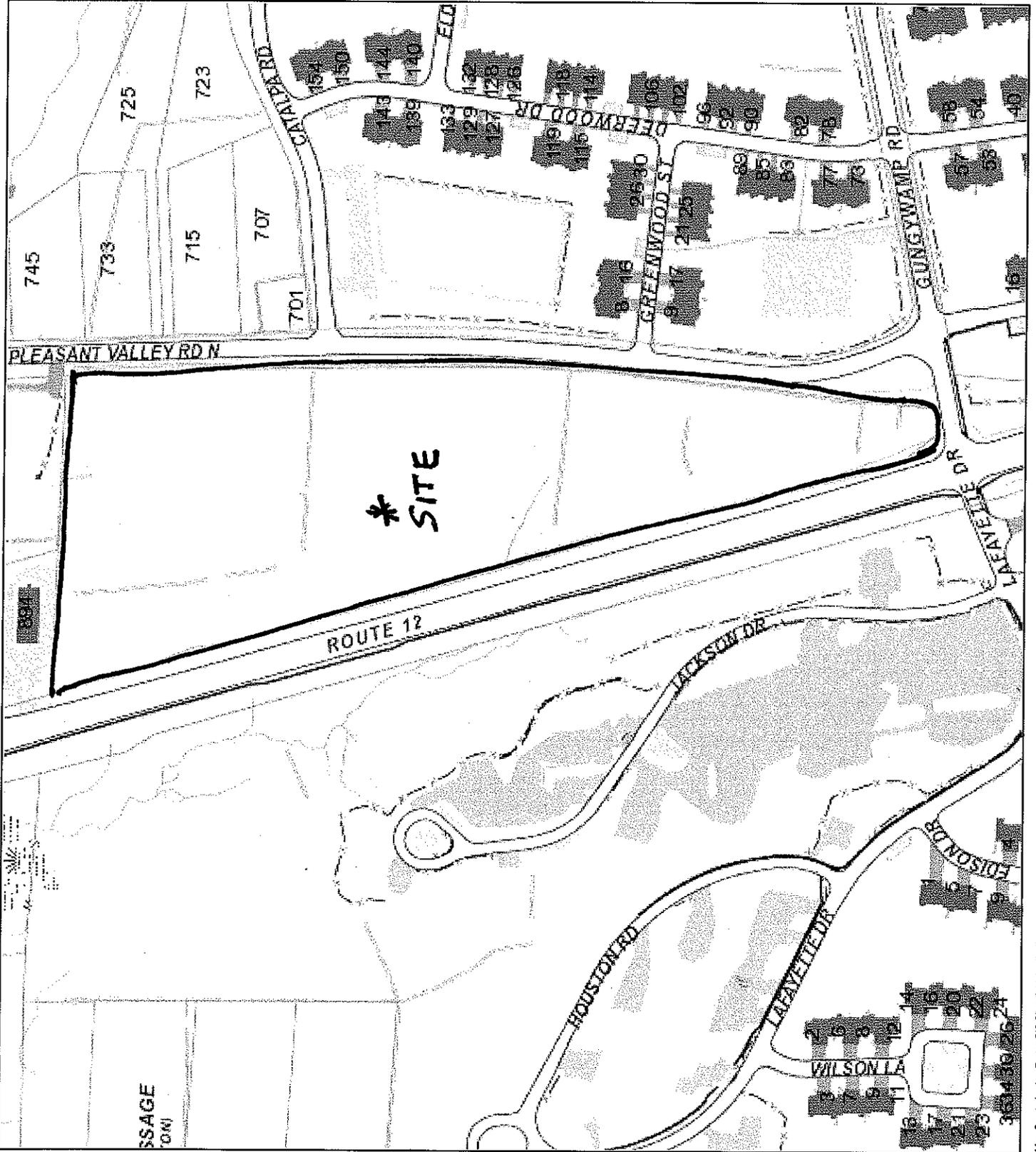
Groton Multi-Family Apartments



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by The Groton Map Commission on the map information compiled on this map has been compiled from aerial photography, maps, and other sources of information. The Commission does not warrant the accuracy or completeness of the information shown on this map. The Commission is not responsible 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: 6/22/2016



60-9-115

GROTON MULTIFAMILY PROJECT

NORTH PLEASANT VALLEY ROAD

A.R. BUILDING COMPANY, INC.

PROJECT NARRATIVES

CONSISTENCY WITH NMDD PURPOSE PURSUANT TO SECTION 6.10-1

The proposed development is consistent with the purpose the designated design district by providing a high-quality residential development, suitably buffered from Connecticut Route 12 and the primary entryway to the Nautilus Memorial, which meets the pressing need for new housing for residents including younger and upwardly mobile professionals who are working in defense-related industries in the surrounding area.

CONSISTENCY WITH NMDD OBJECTIVES PURSUANT TO SECTION 6.10-2

A. To insure the creation of a high quality tourist service area and to provide an area for those commercial and other activities that service the needs of visitors to the Nautilus Memorial and Submarine Base as well as other area attractions.

The proposed project offers new high-quality housing options within an area of the design district best suited for residential development, leaving other more appropriate areas available for tourist-related services.

B. To insure that high intensity and bulk uses do not encroach into and/or adversely impact surrounding residential districts.

The proposed development lies between existing and established residential projects and is buffered to the Connecticut Route 12 corridor by the configuration of the proposed buildings on the subject site.

C. To encourage assemblage of small parcels into larger units of land.

This objective is not applicable due to the relatively large size of the parcel and lack of adjacent undeveloped land.

D. To encourage uses and architectural and site designs which improve the existing environment of the area and highlight the uniqueness of the Nautilus Memorial and Submarine Base Museum.

The architectural articulation and high-quality materials utilized in the design of the proposed buildings complements and adds positively to the aesthetics and environmental of the surrounding district.

E. To create a viable tourist commercial, service and residential area which serves the needs of visitors to the Nautilus Memorial, personnel associated with the Submarine Base and adjacent residential areas.

The proposed project provides new residential housing stock of a superior quality to accommodate the needs of both military personnel and those employed in defense-related industries.

F. To establish a coordinated pattern of land uses which allows safe access and movement of pedestrians, bicycles and vehicles to, from and throughout the NMDD and to limit possible access to the properties from Crystal Lake Road only.

While the subject site has no access to Crystal Lake Road, the new pedestrian sidewalk to be constructed along North Pleasant Valley Road to link into the existing sidewalks and other pedestrian connections along the Connecticut Route 12 corridor.

G. To encourage architectural and site design which promotes aesthetic qualities while sustaining and enhancing the unique qualities associated with the Nautilus Memorial and the Submarine Base.

The proposed architectural design is consistent and compatible with both surrounding housing options and governmental facilities, borrowing from the best qualities of both and merging seamlessly into the fabric of the surrounding area.

H. To provide circulation patterns and related facilities within and adjacent to the NMDD such as walkways, benches, bike tracks, which will give priority to pedestrian movement and travel.

The proposed clubhouse, pool, and various passive recreation areas onsite link to the new pedestrian sidewalk along North Pleasant Valley Road and therefore connect to the greater pedestrian network in the surrounding area.

I. The Thames River is a vital element within the NMDD and as such must be given primary consideration in any proposed development. To this end, special consideration must be given to the area of the water and land interface, preservation and creation of use from public and other areas to the water, and the preservation and integrity of an existing river bank. Pedestrian access to the river's edge, where possible, should be encouraged from the Nautilus Memorial and Military Highway to the Gold Star Bridge.

This objective is not applicable considering the location of the subject site, though the proposed development's linkages to the existing pedestrian network may still contribute toward the overarching goal of public access.

CONSISTENCY WITH NMDD STANDARDS PURSUANT TO SECTION 6.10-4

A. Access

Access to the proposed development is from two curb cuts on North Pleasant Valley Road. The configuration and location of the subject site necessitates this point of connection to provide for safe and reliable access which cannot be accomplished due to grade and resource issues along Connecticut Route 12.

B. Access points

The configuration and location of the subject site does not lend itself to cross-connections with other properties. The number of curb cuts has been limited to two to provide for safe and efficient traffic circulation and emergency access.

C. New Lot Bulk & Dimension Requirements

Not applicable.

D. Existing Lot Bulk & Dimension Requirements

The proposed development meets or exceeds the minimum bulk and dimension requirements for multifamily residential projects located in the Nautilus Memorial Design District which requires conformance with the RMF-12 standards and Section 6.7-6.

CONSISTENCY WITH MULTIFAMILY CRITERIA PURSUANT TO SECTION 6.7-6

A. Multi-family dwellings without individual basements will be provided with individual dead storage areas of at least 100 square feet per dwelling unit, and indoor laundry facilities, both of which will be accessible from within the building without the need to go outdoors.

Each unit has been provided 100 square feet of dead storage and laundry facilities within their respective buildings.

B. All dwelling units shall have at least one balcony or patio, which shall afford relative privacy by architectural articulation or in the case of patios, by fencing and planting. The minimum size of these areas is 30 square feet.

Each unit has been provided a balcony or patio of the required size.

C. No exterior wall shall extend more than 100 feet on the same architectural plane. Articulation of entry ways, balconies, roofs, window areas and exterior walls, architectural forms, materials and textures are encouraged. In the case of townhouse units, this architectural plane should not extend more than 50 feet and articulation of individual units is encouraged.

Architectural articulation of the facades of the proposed buildings has been provided to address the 100 foot cap.

D. Required front, side and rear yard shall be applied to a residential building or group of residential buildings. On newly created roads for internal traffic circulation, all residential buildings shall be set back at least 20 feet from the edge of pavement. All accessory structures, attached or detached, i.e., sheds, carports, garages, patios, fences and pools, shall be set back at least 10 feet from the edge of pavement.

The required setbacks from buildings to both public streets and internal access drives has been provided.

E. The minimum distance between residential buildings on the same site shall be at least 35 feet. The minimum distance between any attached or detached accessory structures shall be at least 10 feet. The minimum distance between any residential building and any detached accessory structure shall be at least 10 feet. For buildings over 40 feet in height, these distances shall be increased one foot for each foot of additional building height.

The required separation distances between buildings has been provided.

F. No building footprint (including overhang) shall exceed the bounds of an imaginary circle with a radius of 110 feet.

The configuration of building footprints within the 110 foot radius circle has been provided and is demonstrated in the attached architectural materials.

G. The developer shall provide a total recreation area of not less than 7% of the total lot area or 5000 square feet, whichever is greater. The recreation area shall be centrally located and shall be graded,

provided with topsoil, seeded with perennial grass and suitable recreation equipment and facilities shall be installed.

An area in excess of 7% of the subject site has been provided and designated as recreation areas, including a clubhouse, outdoor pool, deck, picnic areas with tables, and improved lawn surfaces with outdoor fitness stations and set aside areas for other passive recreational uses.

H. No parking space shall be permitted within 5 feet of any building or internal road. The area between the parking space and the building or internal road shall be appropriately landscaped.

The separation distances from buildings to parking spaces has been provided as well as the required landscaping in these areas.

I. Public sewer and water systems must be available and used. Multi-family dwellings must be connected to systems before a certificate of occupancy can be issued.

The proposed development will be served by public water and sewer services.

J. Utilities shall be placed underground. Television antennas shall be limited to the community type and not more than a single T.V. antenna shall be provided for each building.

All utilities will be installed underground as required.

K. Outdoor clothes drying areas and rubbish areas shall be fenced and screened from view from all streets by planting of dense shrubbery or a screen type fence.

No outdoor clothes drying areas are proposed and all rubbish areas are to be screened from view with fencing and landscaping.

L. During site plan review, pursuant to Section 8.4-1 of these regulations, the Planning Commission may authorize a reduction in the requirements of Section 6.7-6.

No reduction is requested at this time.

MEMORANDUM

TO: Zoning Commission
FROM:  Deborah G. Jones, Assistant Director of Planning and Development
DATE: April 27, 2016
SUBJECT: Planning Commission Referral regarding Special Permit #346,
Lighthouse Point LLC/Owner, 0 Route 12

At its meeting on April 26, 2016, the Planning Commission reviewed the referral listed below and made the following comment:

Zoning Commission Referral for May 4, 2016 Public Hearing regarding Special Permit #346, Lighthouse Point LLC/Owner, 0 Route 12

The Planning Commission expressed concerns about traffic queuing problems on Gungywamp Road, Route 12 and North Pleasant Valley Road due to the short distance on Gungywamp Road between intersections.

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

DGJ:rms

SIT 16-09
P.C. REFERRAL

Special Permit #346
0 Route 12/Pleasant Valley Road North
Groton Multi-Family Apartments
May 4, 2016

MOTION: To approve Special Permit #346, Groton Multi-Family Apartments (Lighthouse Point, Owner; A.R. Building Co., Inc., Applicant), 0 Route 12 & Pleasant Valley Road North, to allow a 147 unit multi-family residential development in the Nautilus Memorial Design District (NMDD) with the following conditions and findings.

1. Traffic improvements to the intersection of Pleasant Valley Road North and Gungywamp Road shall be incorporated into the project as proposed, unless additional modifications and improvements are required by the Local Traffic Authority or the Office of the State Traffic Administration. Any modification to this plan imposed by another Federal, State, or Local agency shall require additional review by Town Staff and/or the appropriate Commission, whichever is appropriate.

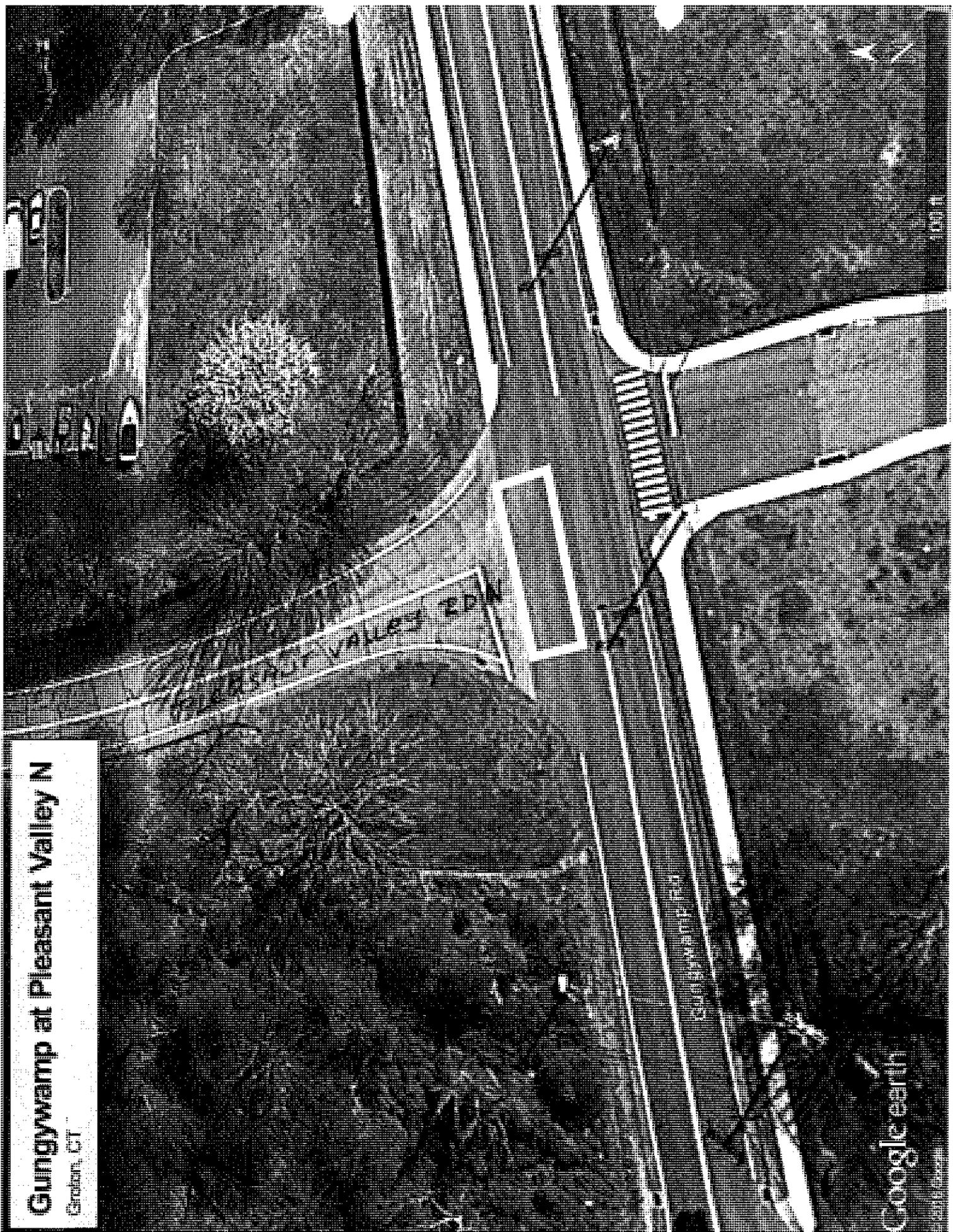
Findings

The Commission finds that the development of a 147-unit multi-family residential development is consistent with the purpose and objectives of Section 6.10 of the Zoning Regulations for the NMDD zone. Multi-family residential is considered an appropriate use for the district and helps to create a viable service and residential area which serves the needs of the personnel associated with the Base and those associated with the defense-related industries in the surrounding area.

The Commission also finds that the development of a 147-unit multi-family development complies with Section 8.3-8 of the Zoning Regulations in that the activity is appropriate for the site, it does not alter the essential characteristics of the area, it provides adequate and suitable vehicular circulation and utilities for the use, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Smith, seconded by Sayer. Motion passed unanimously.

51716-09
SPECIAL PERMIT
APPROVAL



Gungywamp at Pleasant Valley N

Groton, CT

PLEASANT VALLEY EDW

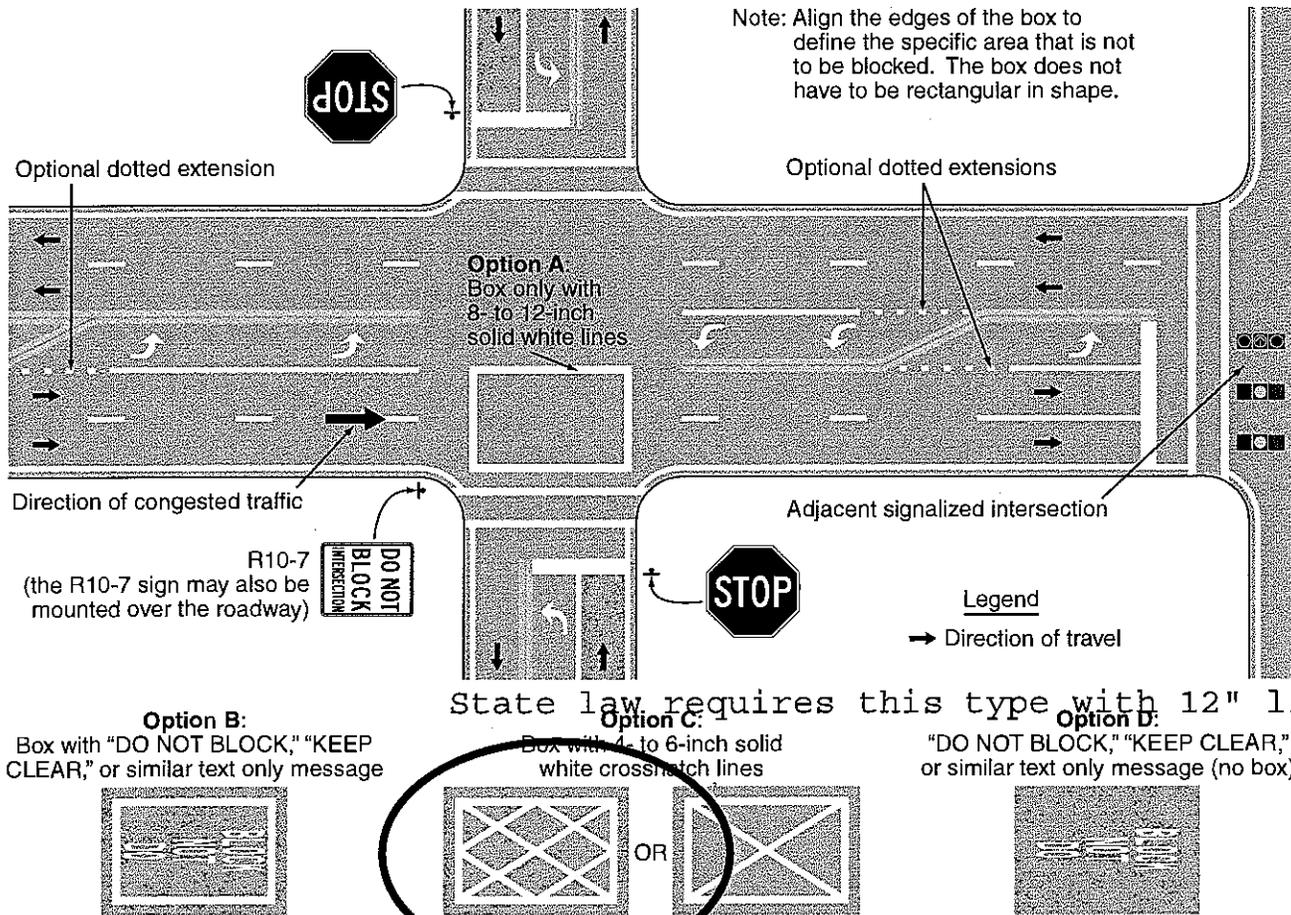
SOUTH WAMP RD

Google earth

2011 07 11

SIT 16-09

Figure 3B-18. Do Not Block Intersection Markings

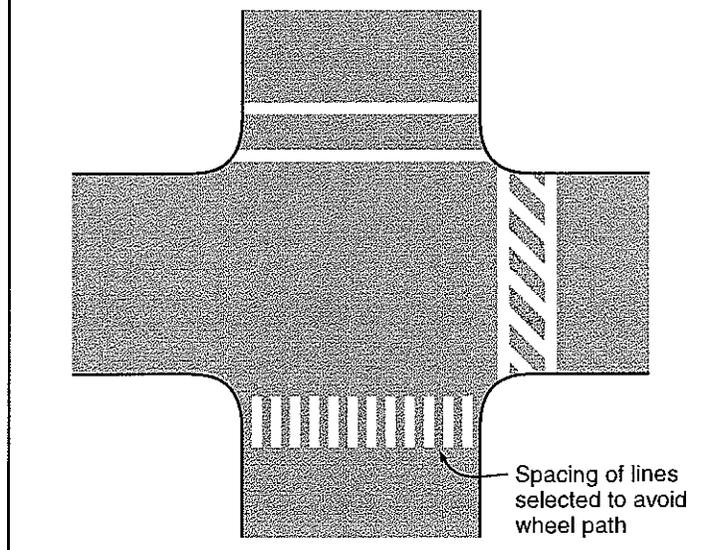


08 *Crosswalk lines should not be used indiscriminately. An engineering study should be performed before a marked crosswalk is installed at a location away from a traffic control signal or an approach controlled by a STOP or YIELD sign. The engineering study should consider the number of lanes, the presence of a median, the distance from adjacent signalized intersections, the pedestrian volumes and delays, the average daily traffic (ADT), the posted or statutory speed limit or 85th-percentile speed, the geometry of the location, the possible consolidation of multiple crossing points, the availability of street lighting, and other appropriate factors.*

09 *New marked crosswalks alone, without other measures designed to reduce traffic speeds, shorten crossing distances, enhance driver awareness of the crossing, and/or provide active warning of pedestrian presence, should not be installed across uncontrolled roadways where the speed limit exceeds 40 mph and either:*

- A. *The roadway has four or more lanes of travel without a raised median or pedestrian refuge island and an ADT of 12,000 vehicles per day or greater; or*
- B. *The roadway has four or more lanes of travel with a raised median or pedestrian refuge island and an ADT of 15,000 vehicles per day or greater.*

Figure 3B-19. Examples of Crosswalk Markings



SIT16-09

16-9 Request to use roads for Tarzan Brown Race on November 6, 2016

The race route is the same as previous years. The only change is the Pearl Street starting point is farther away from West Main Street. The Traffic Authority approved the request.

16-14 Request for additional "No Parking" signs on Candlewood Road

The Traffic Authority needs to visit the site.

16-15 Modifications to stop signs throughout Navy Housing

The Traffic Authority needs to visit the site.

NEW BUSINESS

16-16 Groton Multi-Family Apartments, 0 Route 12 & Pleasant Valley Road North, 147 multi-family residential units - traffic improvements at intersections

Attorney Bill Sweeney was present on behalf of the developer to discuss a proposed 147-unit apartment complex in three, three-story buildings at Route 12 and Pleasant Valley Road North. Access to the development is via Pleasant Valley Road North. These high-quality apartments will be developed, constructed and managed by A.R. Building Company. The Planning Commission expressed concern with a potential problematic condition if cars queued on Gungywamp Road block the Pleasant Valley Road North intersection. This could cause vehicles to back up on to Route 12. The developers are proposing "Don't Block the Box" pavement markings and signage. They showed photos of another location where it's successfully used noting it can work if people pay attention to it. The development is geared toward Electric Boat employees so traffic will be concentrated in the morning and again in the afternoon.

The Traffic Authority wasn't sure there was a big enough problem here to justify the pavement markings and that a sign was probably sufficient. It was acknowledged that a problem is conceivable, but not witnessed at this point, and that this pavement marking did work in other areas with consistent problems. Public Works had no concerns with future maintenance. The Traffic Authority approved the "Don't Block the Box" signage and pavement markings as presented.

16-17 Request for permission/clarification to use Bridge Street for on-street parking in front of U-Haul facility

The Traffic Authority reviewed photos provided noting Bridge Street and Kings Highway are major connector roads. They are reluctant to establish a precedent of allowing cars to park on the street and so close to the intersection. They may mark this area as no parking. They made no formal decision and will visit the site.

SIT 16-09
TRAFFIC AUTH.
MINUTES

Schmitz, John

From: Fusaro, Louis <LFusaro@groton-ct.gov>
Sent: Thursday, June 16, 2016 3:10 PM
To: Greenberg, Fred; Oefinger, Mark
Cc: Schmitz, John; Chakraborty, Andy
Subject: RE: Residential Development - Pleasant Valley Road North

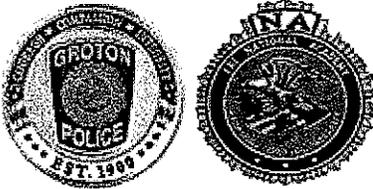
Good afternoon.

The Traffic Authority met earlier this afternoon and briefly discussed this project. We noted that the Town Manager, Police Chief and Public Works Director went to the site on Monday, June 13th to assess the area.

We found no apparent significant impact on the highway system and noted the area where you intend to place road/paint markings ("Don't block the box").

Respectfully,

Louis J. Fusaro, Jr.
CHIEF OF POLICE
68 Groton Long Point Road
Groton, CT 06340
(860) 441-6712 - office
(860) 235-3375 - cell
LFUSARO@GROTON-CT.GOV



From: Greenberg, Fred [mailto:FGreenberg@blcompanies.com]
Sent: Thursday, June 16, 2016 2:35 PM
To: Oefinger, Mark; Fusaro, Louis
Cc: Schmitz, John; Chakraborty, Andy
Subject: RE: Residential Development - Pleasant Valley Road North

Gents:

We are getting ready to submit the OSTA application for the Pleasant Valley Road residential project. Can you confirm that you concur that there is no significant impact on the State highway system?

Thanks

Fred M. Greenberg, P.E.
BL Companies | *Employee owned. Client driven.*

TCORS

Tobin • Carberry • O'Malley • Riley • Selinger, P.C.

• Attorneys •

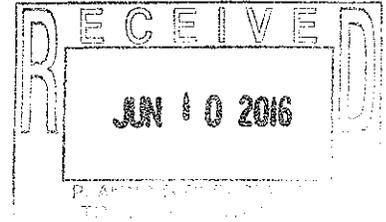
43 Broad Street • P.O. Box 58
New London, CT 06320-0058

Telephone: 860-447-0335
Fax: 860-442-3469
attorneys@tcors.com
www.tcors.com

June 10, 2016

Delivered via Email
DGlemboski@groton-ct.gov

Chairman James R. Sherrard
c/o Diane Glemboski
Planning Commission
Town of Groton
134 Groton Long Point Road
Groton, CT 06340



RE: Request for Sidewalk Elimination
SIT 16-09 Groton Multi-family Apartments
Route 12 & North Pleasant Valley Road
Groton, Connecticut
Our File #6727.167865

Dear Chairman Sherrard:

On behalf of my client, A.R. Building Company, Inc, I hereby submit a request to eliminate the requirement for sidewalks along Route 12 in connection with the above-referenced pending Site Plan Application.

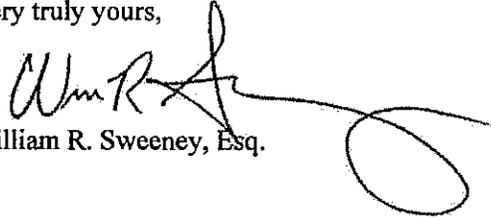
The subject application entails the development of 147 units of multifamily housing on a 12.4 acre parcel of land located between Route 12 and North Pleasant Valley Road. This lot configuration results in a through lot with substantial frontage along both roadways. The proposed site plans include the construction of sidewalks along North Pleasant Valley Road southerly to Gungywamp Road and then out to Route 12 and connecting via a crosswalk to the existing sidewalk running along the western side of the state highway. In early discussions with town staff, it was determined that additional sidewalks along the Route 12 frontage of the subject parcel, in light of the sidewalks to be constructed and the existing sidewalk along the western side of Route 12, was unnecessary.

We are aware of the recent amendments to Section 7.5 of the Town of Groton Zoning Regulations pertaining to sidewalks. Consequently, we are requesting an elimination of the requirement for sidewalks along the Route 12 frontage of the project. This frontage is approximately 1650 feet in length and there is no significant pedestrian movement along this stretch of roadway because of the existing the sidewalk on the western side of Route 12. We would also note that there are no sidewalks on the eastern side of Route 12 to the north or south of the subject parcel. Finally, the construction of sidewalks along the Route 12 frontage would be significantly complicated and/or prohibited by topography and/or an inland wetland area abutting the right-of-way. Installing sidewalks would likely require retaining walls, substantial site work and could potentially propose adverse impacts to the inland wetland area. From our perspective, this is not reasonable.

Chairman James R. Sherrard
Planning Commission
June 10, 2016
Page 2 of 2

We appreciate your attention to this matter. Please do not hesitate to contact us if you have any further questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wm R. Sweeney", with a large, stylized flourish extending to the right.

William R. Sweeney, Esq.

JOS O'NEIL

cc: Deb Jones

MEMORANDUM

TO: Planning Commission
FROM:  Deborah Jones, Assistant Director Planning and Development
DATE: June 22, 2016
SUBJECT: 2016 Draft Plan of Conservation and Development Discussion

At the last Planning Commission meeting, I handed out all of the comments received to date regarding the 2016 draft Plan of Conservation and Development. I am compiling these comments into one document and will separate them into the following categories to facilitate the Commission's review:

Technical - this includes all editorial comments and requests to update or correct information.

Duplications - includes information or recommendations that exist in the Plan that the reviewer may have missed.

Proposed Modifications - including substantial changes or additional recommendations.

I hope to forward this document to you prior to the meeting. I would like to concentrate the June 28 discussion on your comments and the public's proposed modifications so that you will be free to focus on the new comments submitted at the June 29 public hearing.

2016 DRAFT POCD



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

PC
mtg
- next
in
June
or
July

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

June 13, 2016

Karen L. Stone
217 Noank Rd.
Mystic, CT 06355

Dear Ms. Stone:

SUBJECT: Permit No. 16-06: Schulz & Stone Property, 217 Noank Road
Plans Last Revised: May 13, 2016
Owner of Record: David W. Schulz and Karen L. Stone

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 June 8, 2016 meeting. The permit is for the following regulated activities:

Excavation of less than 50 cubic yards of sediment from pond; repair banks

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

1. This permit shall be valid for 10 years.
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.

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:lcg

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

Certified # 7003 3110 0001 4659 6910



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

PC
MTH
NEXT
IN
JUNE
OR
JULY

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

June 10, 2016

Roger Watrous
306 New London Tpke.
Stonington, CT 06378

Dear Mr. Watrous:

SUBJECT: Permit No. 16-02: Watrous Subdivision, 0 Grove Avenue
Plans Last Revised: May 16, 2016
Owner of Record: Roger Watrous Building & Remodeling LLC

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 June 8, 2016 meeting. The permit is for the following regulated activities:

Construction of houses, driveways, associated grading and discharge of stormwater within 100 feet of wetlands

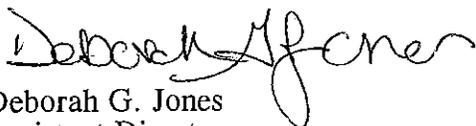
This permit is issued subject to the following conditions (please read carefully):

1. This permit shall be valid until the corresponding subdivision plan expires or for 10 years, whichever is less.
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 lots in this subdivision that contain wetlands or upland review area shall include the following statement in their 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.
6. The shared driveway serving lots 3 & 4 shall be pervious.

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

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

Certified # 7003 3110 0001 4659 6903