

Exhibit 10

TRANSMITTAL LETTER



RECEIVED

JUN 28 2019

CITY OF GROTON CONNECTICUT
ZONING AND BUILDING DEPARTMENT

To
Carlton Smith
City of Groton

From
Curt Whipple
Arcadis (on behalf of Town of Groton)

Arcadis U.S., Inc.
213 Court Street
Suite 700
Middletown
Connecticut 06457
Tel 860 503 1500
Fax 860 503 1520

Copies

Date

June 28, 2019

Subject

Arcadis Project No. HDGROTON 0001 (State No. 059-0189 N)

West Side School - Application
to ZBA

RECEIVED

AUG 08 2019

CITY OF GROTON CONNECTICUT
ZONING AND BUILDING DEPARTMENT

We are sending you:

Attached Under Separate Cover Via _____ the Following Items:

Shop Drawings Plans Specifications Change Order
 Prints Samples Copy of Letter Reports

Other: Application to Zoning Board of Appeals, and attachments

Copies	Date	Drawing No.	Rev.	Description	Action*
16	6/28/19			Application Cover Memo - Perkins Eastman	FA
16	6/28/19			Application to Zoning Board of Appeals	
16	6/28/19	L-103		Annotated Grading Plan with Elevations	
16	6/28/19	A-901		Annotated 3-D Rendering with Elevations	
16	6/28/19			List of Abutting Property Owners	

Action*

A Approved CR Correct and Resubmit Resubmit _____ Copies
 AN Approved As Noted F File Return _____ Copies
 AS As Requested FA For Approval Review and Comment
 Other: _____

Mailing Method

U.S. Postal Service 1st Class Courier/Hand Delivery FedEx Priority Overnight FedEx 2-Day Delivery
 Certified/Registered Mail United Parcel Service (UPS) FedEx Standard Overnight FedEx Economy
 Other: _____

MEMO

Perkins Eastman
Architects DPC

Date	6/28/2019	
Project Name	West Side ES	
Project Number	74451.00	
Subject	ZBA Variance application	
From	Joe Banks	j.banks@perkinseastman.com
	T: 203-435-6513	F: Fax Number
To	Carlton Smith	
	295 Meridian Street, Groton, CT	
	T: 860.446.4104	F: Fax Number
	smithc@cityofgroton-ct.gov	VIA: VIA

Mr. Smith,

Please see attached documentation, supporting our request for a variance from the City of Groton related to the height of the proposed West Side Elementary School. MR Goderre advised obtaining a variance, or a consensus from the ZBA that no variance is needed, based on the height restriction in zone R.5.2, of 35'. As noted in our diagrams, the building does not exceed this elevation when measured as noted by the definitions in 2.2, measured to average grade of the road, but does exceed 35' measured to adjacent grades. We respectfully request relief from this requirement, or a determination that no variance is required.

Thanks,
Joe Banks

cc:

Attachments:

**THE CITY OF GROTON
CONNECTICUT**

APPLICATION TO ZONING BOARD OF APPEALS

ZBA # _____

DATE: June 28, 2019

APPLICANT: Town of Groton (contact Rick Norris) PHONE NO: 860-446-5974

ADDRESS: 134 Groton Long Point Rd CITY: Groton ST: CT

OWNER: Town of Groton (contact Rick Norris) PHONE NO: 860-446-5974

LOCATION OF PROPERTY	<u>250 Brandegee Ave, Groton, CT 06340</u>		
ZONE DESIGNATION	<u>R52</u>	MAP <u>168816</u>	BLOCK _____ LOT <u>0839</u>

PRESENT USE OF PROPERTY: West Side Middle School

This applicant respectfully requests a Hearing on the following:

- 1. There is an error in the order, requirement, or decision of the Zoning Official.
- 2. The applicant seeks a variance from the requirements of the Zoning Regulations.
- 3. This is a matter upon which the Zoning Board of Appeals is required to pass on by specific terms of the Zoning Regulations.
- 4. This hearing is required by State Statute.

The order or decision appealed from, and list the appropriate Section of the Zoning Regulations.
(Attach a copy of the Zoning Official's order or decision if issued in writing)

We request relief from the requirements of 3.4.D, which states the max height of a building in the R 5.2 zone as 35'.

The applicant requests the Board to take the following action:

Approve the building height of this school as depicted on the attached figures.

This application will not be complete unless the following items accompany the application:

- A check in the amount of \$325.00, plus \$60.00 for the DEP, made payable to the CITY OF GROTON.
- Sixteen (16) copies of the plot plan and application.
- Abutting property owners list signed by Applicant

NOTE: Any statements, dimensions, or accompanying sketches must be strictly adhered to unless a variance conditions / changes such statements or dimensions that were submitted.

Additional comments: (A brief statement in your own words on why this relief is needed)
While the actual building height is below 35' when calculated via 2.2, which is defined as the elevation from the average street facade grade, the average grade of the the building height to adjacent grade is higher than 35' on the rear classroom wing, and Mr. Goderre recommends that the ZBA evaluates the proposed elevations of the buildings.

DATE 6/28/19 PROPERTY OWNER *Rich Harris*
DATE 6/28/19 APPLICANT *Rich Harris*
DATE _____

Received by ZONING BOARD OF APPEALS

West Side School
 Abutting Property Owners
 June 12, 2019

Number	Street	PIN	Owner	Mailing Address	Type	
180	Brandeggee	168811753436	Miller, Paul G. & Debra J.	180 Brandeggee Ave Groton, CT 06340	Residential	immediately adjacent properties
214	Litton Ave	168811754409	Pearsall, Phadealia	214 Litton Ave Groton, CT 06340	Residential	
208	Litton Ave	168811754540	Llanos, Carmen A. & Negron, Mildred	208 Litton Ave Groton, CT 06340	Residential	
42	Litton Ave	168812765095	Litton Apartments LLC	40 Broad St, Suite 604, New York, NY 10004	Residential Apartments	
0	Litton Ave	168812758981 E	Town of Groton	45 Fort Hill Rd Groton, CT 06340	Exempt	
0	Poquonnock Rd	168812856575 E	Town of Groton	45 Fort Hill Rd Groton, CT 06340	Exempt	
0	High Rock Rd	169809050131 E	Town of Groton (Birch Plain Creek)	45 Fort Hill Rd Groton, CT 06340	Exempt	
0	Brandeggee	168816847113	Birch Plain Properties LLC	140 Fisherville Ln Westport, MA 02790	Vacant	
300	Brandeggee	168816749104	Avery Heights Limited PTSHP C/O SHP Management	7 Thomas Dr Cumberland Foreside, ME 04110	Apartments	
0	Morse Ave	168815742564	BVH & Associates	183 Shewville Rd Mystic, CT 06355	Vacant	across ROW/Brandeggee
253	Brandeggee	168815742776	Albee, John & Virga, Joseph P. Jr.	12 Partridge Ln Derry, NH 03038	Residential Multi-Family	
245	Brandeggee	168815742866	Karsydney LLC	1159 Orlo Dr McLean, VA 22102	Residential Multi-Family	
183	Hynes Ave	168815742964	Yu Qian	227 Thurber Ave Attleboro, MA 02703	Residential Multi-Family	
183	Brandeggee	168811752203	Shoreline Acquisition Group LLC	7 Buck Hill Rd Old Saybrook, CT 06475	Residential	

Property information obtained from Town of Groton GIS Viewer (online system)

CITY OF GROTON
 BUILDING & ZONING DEPARTMENT
 295 Meridian Street, Groton, CT 06340
 (860) 446-4104

Name Curt Whipple / Arcadis Date 6/28/19

Re: 250 Blandford St

APPLICATION FEE		TOTAL
BUILDING	BUILDING PERMITS	\$
	ELECTRIC PERMITS	
	HVAC PERMITS	
	PLUMBING PERMITS	
	PLAN REVIEW	
	DEMOLITION	
	CO/RH INSPECTIONS	
PLANNING	SPECIAL PERMIT	
	SITE PLAN	
	SUBDIVISION	
COASTAL SITE PLAN	DESP	100.00
	ZONING BOARD OF APPEALS	
	HISTORIC DISTRICT	
HEALTH DEPARTMENT	VENDOR	
	ESTABLISHMENT	
	PUBLICATIONS	
	PHOTO COPIES	
	MISC	
Signature <u>D. Patrick</u>	TOTAL REC'D	\$ 100.00

025813

