

TRANSMITTAL LETTER



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:
August 8, 2019

Subject:
**West Side School – Site Plan
 and Special Permit Application**

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

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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: **Site Plan and Special Permit Application**

Copies	Date	Drawing No.	Rev.	Description	Action*
8	8/6/19			Site Plan & Special Permit Application Package (2 Copies include the Engineering/Drainage Report, one of which is the original application) *pdf copy of package to follow via email from Perkins Eastman Architects (Joe Banks)	FA

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: _____

Exhibit #2



**City of Groton, CT
Department of Planning & Economic Development**

Form 1 - Planning and Zoning Application

*Submit all applications and fees in person at the
Building and Zoning Department, 295 Meridian St, Groton, CT 06340 M-F between 8:00AM – 4:00PM.*

*For more information please visit us at the above address or call to schedule an appointment:
City Planner: 860-446-4169, Dennis Goderre, ASLA, AICP CUD*

Important Considerations

Eight copies of applications requiring Planning and Zoning Commission or City Planner review shall be submitted three (3) weeks in advance of a regularly scheduled meeting date. See the Planning and Zoning webpage for schedules. PDF of all application material shall accompany the submission and all fees paid at time of application.

SEE APPENDIX A OF THE ZONING REGULATIONS FOR SITE PLAN FORMAT SUBMISSION REQUIREMENTS.

The application will be received¹ at the next regularly scheduled meeting that follows the date of submission. If a public hearing is not required and depending upon the nature of the application, the Commission may or may not review the application at the meeting the application is received. If a public hearing is required, the earliest the hearing will occur is the next regularly scheduled meeting after the date of receipt. See Section 9.0 Administrative Provision of the Zoning Regulations for specific procedural requirements.

NOTE: Prior to filing an application a Pre-application meeting is recommended as outlined in Section 9.1 of the Zoning Regulations.

Application Type

Select all application(s) required and attach the completed form(s) as referenced:

- Zoning Permit (Form A)
- Site Plan (Form A & Zoning Table)
- Site Plan: Major Mod. (Form A & Zoning Table)
- Special Permit (Form A)
- Coastal Area Management (Form A & B)
- Floodplain Development (Form A & C)
- Subdivision/Lot Line Revision (Form D)
- Lot Combination (Form D)
- Zoning Amendment (Map) (Form E)
- Zoning Amendment (Text) (Form E)
- Subdivision - Major Mod.

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ZONING AND BUILDING DEPARTMENT**

¹ CGS 8-7d (c) 'date of receipt' is "...the day of the next regularly scheduled meeting of such commission, board or agency, immediately following the day of submission to such commission, board or agency or its agent of such petition, application, request or appeal or thirty-five days after such submission, whichever is sooner."

Property Information

Property Address²:
250 Brandgee Avenue, Groton, CT

Property Size: 40 Acres 1,742,420 SF In flood zone: Yes³ No In CAM Zone: Yes⁴ No

Zoning District(s): R 5.2

Parcel ID 168816840839 E Information can be obtained at <http://maps.groton-ct.gov/apps/GrotonViewer/>

If more than one property is part of the project, separate application forms and fees must be submitted for each property.

Property Owner Information

Name(s): Town of Groton

Street Address: 45 Fort Hill Road

City: Groton State: CT Zip Code: 06340

Phone: 860-446-5974 Mobile: _____ Email: rnorris@groton-ct.gov

Stormwater Management Design

Does the stormwater management plan meet the requirements of Section 7.7.C? Yes No (See note below)

If no, what section(s) of the regulations are you requesting relief by Special Permit? _____

Explain (below or attach separate sheets):

Note: A stormwater management report with supporting calculations must be provided and signed and sealed by the design engineer licensed in the State of Connecticut. If the plan conforms to Section 7.7, a separate letter from the engineer of record shall be provided specifically stating that plan conforms to the requirements of Section 7.7.C

² Address shall correspond to the address identified on the Assessors Property Information <http://maps.groton-ct.gov/apps/GrotonViewer/>

³ If within a Flood Protection Overlay Zone Form C must accompany this application. See Section 5.3 FP Overlay Zone

⁴ If in a CAM area Form B must accompany this application. See Section 5.2 CAM Zone

Applicant Information

Note: Designer/representative/architect/engineer is NOT the applicant (see Agent contact information below).

Please check if Applicant is the same as Property Owner

Name: _____ Company: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone: _____ Mobile: _____ Email: _____

Agent/Primary Point of Contact (may be designer/representative/architect/engineer)

Name: Joe Banks Company: Perkins Eastman Architects

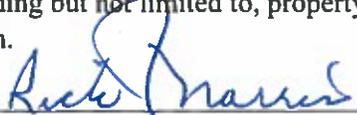
Address: 677 Washington Blvd City: Stamford State: CT Zip Code: 06901

Phone: 203-251-7423 Mobile: 203-435-6513 Email: j.banks@perkinseastman.com

Signatures (all owners)

By signing below I acknowledge the following;

1. This entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations or the application may be deemed incomplete or denied;
2. This application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection;
3. The applicant agrees to pay all additional fees and/or address such costs deemed necessary by the Department of Planning and Economic Development as described in the City Fee Ordinance #169; and
4. That the information provided herein and any supplemental information that may be provided in support of the application is accurate to the best of my knowledge and truthfully represents the information it is intended to support, including but not limited to, property descriptions, use descriptions, calculations, and methods and means of construction.

Applicant:  Date: 8/8/19

Printed Name: Rick J. Norris - Town of Groton

Agent:  Date: 8/8/2019

Printed Name: Joe Banks - Perkins Eastman Architects

Property Owner (1):  Date: 8/8/2019

Printed Name: Gary J. Schneider - Town of Groton

Property Owner (2): _____ Date: _____

Printed Name: _____

If held in a Trust, name of Trust: _____

**PLANNING SUBMISSION
WEST SIDE ELEMENTARY SCHOOL
CITY OF GROTON**

2019 08 08

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ZONING AND BUILDING DEPARTMENT**

A-902 EXTERIOR AERIAL VIEWS

ES-100 ELECTRICAL SITE PLAN

ES-101 ELECTRICAL PHOTOMETRICS, PART A

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Exhibit #4

**PERKINS —
EASTMAN**

8/6/2019

Carlton Smith
City of Groton
295 Meriden St., Groton, CT

Re:
West Side Elementary School
74451.00
Subject: Site Plan and Special Permit Application

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**CITY OF GROTON CONNECTICUT
ZONING AND BUILDING DEPARTMENT**

Dear Carlton:

As you are aware, the community and State of Connecticut have approved the construction of a new Elementary School on the site of the existing West Side Middle School. This new elementary school will be built in part while the existing Middle School is still in session, and therefore is sited on the portion of the parcel not currently occupied by the existing Middle School.

We believe that the proposed purpose of the application, to build a modern Elementary School in place of the existing middle school, which has been located on this parcel since 1956, is consistent with the spirit of the Zoning Regulations. Located in the R5.2 Zone, the parcel is permitted to house a Public School subject to Special Permit Approval and Site Plan Approval, as provided by 3.2.D.

The proposed project seeks to improve site drainage and storm water treatment, and will provide a very similar use to what currently exists on this parcel. The number of students being served by the proposed existing West Side Middle School will be comparable to the capacity of the proposed Elementary school, which will replace the Middle School entirely. Since design standards, code and other regulations are much stricter than when the Middle School was built, we can safely affirm that the proposed school will be a better neighbor than the existing school, with new landscaping, full cut-off exterior lighting, strictly controlled acoustics, well-considered drop-off and pickup for buses and cars, recreational fields for the community, and a handsome building. It is worth noting that the extent of the building visible from the street will appear smaller than the current building, owing to a more compact footprint and using the steep slope to hide the building, and will in fact be somewhat smaller in square footage as well.

The proposed school is consistent with the recommendations of the current Plan of Conservation and Development, which notes that the school system, maintained by the Town of Groton, has closed some schools and consolidated others in order to address declining enrollment, and which also notes that the school facilities play in important role in providing City residents recreational facilities.

This project has been brought before the City Inland Wetlands Conservation Commission, and was approved on 8/6/2019. It has also received a variance for building height from the Zoning Board of appeals on 7/23/2019 - please see

Perkins Eastman
Architects DPC

PERKINSEASTMAN.COM

Boston
Charlotte
Chicago
Costa Mesa
Dallas
Dubai
Guayaquil
Los Angeles
Mumbai
New York
Oakland
Pittsburgh
San Francisco
Shanghai
Stamford
Toronto
Washington DC

application in this transmittal. Engineering reports have been provided to the City agencies, and can be provided to this Commission upon request.

You will note that we are including some information provided by O&G, the construction managers for this project, related to phasing plans, sequence of construction, and cut/fill calculations.

Please contact us if you have any questions, and we look forward to your commissions' review and comments.

Sincerely,
Joe Banks, AIA, LEED AP, Senior Associate



City of Groton
Department of Planning & Economic Development

Application No.: 475/469

Exhibit 5

Form A: Zoning Permit, Site Plan and Special Permit

Refer to Section 9 Administrative Provisions of the Zoning Regulations for all application procedures in addition to those listed upon this form.

The Form A - Zoning Table must be attached to this form.

District

Zoning District(s): 1. R5.2 2. _____

Proposed Use

List the Principal Use(s) you are requesting permits for (See applicable district regulation):

- 1. Public Elementary School 3. _____
- 2. _____ 4. _____

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List the Accessory Use(s) you are requesting permits for (See applicable district regulation):

- 1. _____ 3. _____
- 2. _____ 4. _____

CITY OF GROTON CONNECTICUT
ZONING AND BUILDING DEPARTMENT

Project Narrative

On the following page describe the proposed project, being as detailed as possible. The Project narrative helps to establish the use(s) listed above for which the permit will be issued. At minimum, it shall include the following information:

- a. Describe the nature of use(s) and associated activities. Be as detailed as possible.
- b. Describe all natural resources including but not limited to inland wetlands, flood areas and coastal resources as defined in C.G.S. Section 22a-93
- c. Methods, timing, schedule, sequence of construction and staging
- d. SF of existing and proposed buildings; Number of stories of buildings/additions
- e. Number of employees
- f. Description of utilities
- g. Number of parcels upon which improvements are proposed
- h. Quantity of parking required and proposed and itemized by principal use
- i. Hours of operation
- j. Number of residential units
- k. For mixed use, breakdown by SF of each use and number of residential units
- l. *For Special Permits, provide a separate narrative explaining how the application addresses each Special Permit Criteria explained in Section 9.4.D. The narrative shall be organized by each of the eleven listed criteria.*



City of Groton, CT
Department of Planning & Economic Development
Form A - Zoning Table

NOTE: Attach this form to the end of Form A Application and provide upon submitted site plan.

Item	Required	Proposed
Lot Area	5,000/DU	40 acres
Lot Width	50 ft	915 feet.
Front Yard Setback (Min)	25 ft	25 feet
Front Yard Setback (Max)	N/A	25 feet
Side Yard Setback N/S	4 ft	4 feet
Side Yard Setback E/W	4 ft	4 feet
Rear Yard Setback	25 ft	over 100 feet
Building Coverage	25%	3%
Building Height	35 ft	52'-1" from adjacent grade -- see ZBA variance
Building Width	N/A	N/A
Total Impervious Coverage	N/A	235,591 sq ft
Existing Impervious Coverage	N/A	176,607 sq ft
Parking Provided (mixed uses complete below)	N/A	118
Use 1:		
Use 2:		
Use 3:		