



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

Received 11-6-19  
 Planning and  
 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 received<sup>1</sup> 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:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Permit (Form A)                        | <input type="checkbox"/> Subdivision/Lot Line Revision (Form D)      |
| <input type="checkbox"/> Site Plan (Form A & Zoning Table)             | <input type="checkbox"/> Lot Combination (Form D)                    |
| <input type="checkbox"/> Site Plan: Major Mod. (Form A & Zoning Table) | <input type="checkbox"/> Zoning Amendment (Map) (Form E)             |
| <input type="checkbox"/> Special Permit (Form A)                       | <input checked="" type="checkbox"/> Zoning Amendment (Text) (Form E) |
| <input type="checkbox"/> Coastal Area Management (Form A & B)          | <input type="checkbox"/> Subdivision – Major Mod.                    |
| <input type="checkbox"/> Floodplain Development (Form A & C)           |  |

<sup>1</sup> 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 Address<sup>2</sup>: \_\_\_\_\_

Property Size: \_\_\_\_\_ Acres \_\_\_\_\_ SF In flood zone: Yes<sup>3</sup>  No  In CAM Zone: Yes<sup>4</sup>  No

Zoning District(s): \_\_\_\_\_

Parcel ID \_\_\_\_\_ 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**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*

<sup>2</sup> Address shall correspond to the address identified on the Assessors Property Information <http://maps.groton-ct.gov/apps/GrotonViewer/>  
<sup>3</sup> If within a Flood Protection Overlay Zone Form C must accompany this application. See Section 5.3 FP Overlay Zone  
<sup>4</sup> 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: MATTHEW H GREENE, ESQ Company: Mueller Greene, Attorneys at Law

Address: 300 STATE ST Suite 209 City: NEW LONDON State: CT Zip Code: 06320

Phone: 860-442-2252 Mobile: \_\_\_\_\_ Email: MATTE@muellergreene.com

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

Name: SAME AS APPLICANT Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**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: [Signature] Date: 11/5/19

Printed Name: MATTHEW H GREENE, ESQ

Agent: [Signature] Date: 11/5/19

Printed Name: MATTHEW H GREENE, ESQ

Property Owner (1): \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Property Owner (2): \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

If held in a Trust, name of Trust: \_\_\_\_\_



City of Groton  
Department of Planning & Economic Development

**Form E: Zoning Amendment (Text or Map)**

Refer to Section 9 Administrative Provisions of the Zoning Regulations.

**Text Amendment**

1. Select the applicable type of text amendment:

- New Text
- Amended Existing Text

2. Proposed Section(s) to be Amended

Provide section number and title

- A. DEFINITIONS
- B. 4.3.D 22
- C. 4.3.D 23
- D. 7.1.B.4e

Attach proposed text clearly identifying the text to be deleted, added or modified.

**Map Amendment**

1. Existing Zoning District \_\_\_\_\_ Proposed Zoning District \_\_\_\_\_

2. Attach a map or maps of the subject property or properties and all contiguous streets that clearly depicts existing zoning boundaries and proposed zoning boundaries and at the same scale as the City's official zoning map.

**RECEIVED**  
NOV 06 2019  
City of Groton  
Building & Zoning Department

## **Definitions:**

### **Contractor Business, Light:**

The operation of a business in the field of residential and commercial construction, such as, but not limited to: carpentry, remodeling, roofing, fencing, painting, siding, plumbing, concrete, masonry, foundations, electrical, heating/air conditioning and similar related trades and does not require the storage of Heavy Equipment and Machinery. The overall business operation may be engaged in other heavy construction projects as may be defined by Contractor Business, Heavy and which operation is conducted elsewhere.

**Contractor Business, Heavy:** The operation of a business primarily in the field of commercial and public infrastructure projects such as but not limited to: buildings, highways, bridges, utilities, railways, demolition, marine facilities, institutional facilities and other similar large scale heavy construction projects and which require the storage of Heavy Equipment and Machinery.

**Auto Detailing:** a business engaged in the cleaning, washing and detailing of passenger and light commercial vehicles utilizing non-fixed equipment.

**Car Wash:** The cleaning of vehicles by stationary, fixed equipment and where said facility may be staffed by tenants or be self-service and where the service is provided within a building that may or may not be open to the outdoors on two sides to accommodate vehicle drive thru.

**Heavy Equipment and Machinery:** Vehicles, equipment, or machines used for a Contractor Business, Heavy which includes, but not limited to bulldozers, cranes, excavators, loaders and vehicles which require a commercial driver's license (CDL) with a truck class rating of Class 7 or higher (26,000 lbs).

## **4.3.D**

### **22. Contractor Business, Light/Heavy:**

A building may be used for a Contractors Business, Light or Heavy, subject to the following:

Must maintain a license from the State of Connecticut for the trade of the contractor business (if any).

The building may 1) contain an office 2) be used for workmanship in the trade of the contractor business 3) be used to maintain, repair or store equipment or materials customarily used in the trade of the contractors business.

The operation of any business must be conducted within the building; minor activity which customarily is not conducted within excluded (loading of vehicles etc).

Parking shall be compliant with Section 7.1.b of these Regulations. Parking of Company vehicles shall be in areas designated for Company vehicles. Said parking spaces shall be specifically designated for any vehicles which require larger than an oversized space of 10x 20. Visitor parking spaces shall be designated with signs stating the same. Company vehicles shall be allowed to be parked overnight on site provided they comply with other requirements of this section.

Any exterior storage shall be enclosed to limit public view by a Complete Visual Screening.

Heavy equipment or machinery is not permitted for Contractor Business Light.

Shall not be located within Coastal Area Management boundaries.

Delivery and loading/unloading of equipment or materials, refuse pick-up and other activity that may have an adverse effect on neighboring residential dwellings, shall be limited to certain hours of day to limit any such effect, as determined by the Commission.

Parking, refuse area and accessory structures are subject to requirements in accordance with other sections of these Regulations.

Refueling of vehicles is not permitted.

**23. Auto Detailing:**

subject to DEEP regulations

Only one vehicle may be serviced at a time.

All detailing operations must be conducted within an enclosed structure.

**7.1.B Number of Parking Spaces**

**7.1.B.4.e Contractor Business (Light or Heavy)**

1 space for each 1,000 square feet of gross floor area plus 1 space for each three 3 employees