



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only
Date Submitted: _____
Processed By: _____
App. No.: _____
Total Fee: \$ _____
Electronic Submission Waived: ____ Yes ____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information *(check all that apply)*

- | | | |
|--|---|---|
| <input type="checkbox"/> Informal Staff Review | <input type="checkbox"/> Site Plan/Design Review | <input type="checkbox"/> Municipal Project (CGS§8-24) |
| <input type="checkbox"/> Special Permit/Design Review ¹ | <input type="checkbox"/> Subdivision /Resubdivision | <input type="checkbox"/> Lot line Adjustment |
| <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Regulation Amendment(s) | <input type="checkbox"/> New District |
| <input type="checkbox"/> Multifamily Development | <input type="checkbox"/> Coastal Area Management ² | <input type="checkbox"/> Earth Excavation |
| <input type="checkbox"/> Flood Hazard Area | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: _____ Section: _____

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: _____ If subdivision how many lots?: _____

If applicable, are roadways proposed to be private, public or both:

- Private Public Both⁴

Parcel 1

Map/Block/Lot: ____/____/____ ____/____/____

Street No. & Name: _____

Size SF/AC: _____/_____

Zoning District(s): _____

Parcel 2

Map/Block/Lot: ____/____/____ ____/____/____

Street No. & Name: _____

Size SF/AC: _____/_____

Zoning District(s): _____

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Applicant's Authority to File Application⁵

Legal Owner of Record

Power of Attorney

Contract to Purchase

Other _____

3. Agent Information; if applicable

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Specify Nature of Agent

Attorney

Civil Engineer

Land Surveyor

Design Professional; _____

Other: _____

Bar/License/Reg. No.: _____

4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? Yes No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No		% of Property
<input type="checkbox"/>	<input type="checkbox"/>	a. Are inland wetlands present on site? Total SF/AC _____/_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	b. Are tidal wetlands present on site? Total SF/AC _____/_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	c. Are their known or suspected vernal pools on the property?	
<input type="checkbox"/>	<input type="checkbox"/>	d. CT DEEP NDDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	e. Are floodplains or flood hazard areas on the property?	
		Identify: _____	
<input type="checkbox"/>	<input type="checkbox"/>	f. Is the property located within a local, state or national historic district?	
		If yes identify district name: _____	
<input type="checkbox"/>	<input type="checkbox"/>	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
		If yes, identify: _____	

9. Additional Information

Yes No

- a. Is any part of the site within 500' of the Town line? Which town: _____
- b. Will any egress or ingress for the property use streets within an adjoining municipality?
- c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- f. Is public water available or proposed to the site? Identify: _____
- g. Are public sanitary sewers available or proposed to the site? Identify: _____
- h. Is there a utility, drainage or other easement(s) on the site? Specify: _____
- i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____/_____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: Yes No (List singularly; attached additional pages if necessary)

<u>Date Issued</u>	<u>Issuing Agency</u>	<u>Approved Use/Activity</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

Fixed Zone

Floating Zone

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): _____		
Item	Required	Proposed
Minimum Lot Size		
Frontage		
Front Yard		
Side Yard		
Rear Yard		
Building Line		
Building Coverage		
Parking ⁶		
Landscaping		
Impermeable Coverage		

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: Yes No

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
License(s)/
Accreditations: _____ License(s)/
Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or
Accreditations: _____ License/
Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or
Accreditations: _____ License/
Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or
Accreditations: _____ License/
Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or
Accreditations: _____ License/
Accreditation No(s): _____

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: Yes No

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

January 27th, 2023

Mr. Mark Wujtewicz
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Plan Modification
Stone Ridge Business Park
21 Gurley Road

An application is being submitted by Stone Ridge LLC for a site development plan proposing a new industrial park. The site is zone IP-1, General Industrial Park District. The project proposes to create a new industrial park, consisting of 6 free standing buildings, each of which will potentially contain multiple businesses.

The approximately 22 acre site contains wetlands as shown on sheet 1. There are approximately 3.75 acres of wetlands on the site. Of the 22 acres only 9.9 acres of the site will be disturbed during construction, leaving 12.1 acres of totally undisturbed land. And of the 9.9 acres of disturbance, half of that will be landscaped and planted, as shown on the landscape plan, once construction is completed. The site proposes only 4.8 acres of permanent development area on a 22 acre site.

Compliance with Zoning Regulation

The proposed uses for the buildings will be in accordance with the permitted uses for the IP-1 zone, as listed in Section 13 of the regulations. The most common use anticipated will be a combination of office/warehouse, which is in compliance with the Zoning Regulations and is allowed with site plan approval. Prior to construction of each

building, site and building plans for the specific use of that building will be submitted for final review and approval.

Traffic Considerations

A separate traffic report has been provided.

Landscaping and Buffers

Building 1 abuts a residential property. The limits of clearing along the southerly property line, which abuts the residential property, will be 40 feet from the property line. This will provide 40 feet of existing vegetation to remain. In addition, a buffer of evergreen trees is shown on sheet 7, the landscape plan for Building 1. A 20 foot landscape strip has not been provided along the frontage of Building 1, as the property across Oil Mill Road from Build 1 is zoned IP-1, and there are no residences located across the street from Building 1, the landscaping is not a solid evergreen buffer. Shade trees are proposed along the frontage of Building 1 and landscape islands within the parking lot.

Building 2 has residential properties on the other side of Gurley Road. The majority of the land on the south side of Gurley Road is zoned IP-1, however the properties across Gurley Road from Building 2 are zoned R-20. Therefore, an evergreen buffer is shown on sheet 8, along the frontage of Building 2. Landscape islands and rain gardens are proposed within the parking areas for Building 2.

Buildings 3 – 6 have been located in the northern portion of the site, very close to I-95. The northern portions of these buildings will not be visible from I-95, due the fact that the elevation of the site sits well below the highway. The proposed landscaping has been provided along the southerly half of the buildings, where it could be visible from I-

95. Extensive landscaping and rain gardens have been proposed in the areas visible from I-95.

As Buildings 3 – 6 have been located in the northern portion of the site, very close to I-95, they will not be visible from Gurley Road. Building 3 will be located 525 feet from Gurley Road, with a significant amount of undisturbed existing vegetation between the road and the building. Building 4 will be located 510 feet from Gurley Road, with a significant amount of undisturbed existing vegetation between the road and the building. Building 5 will be located 350 feet from Gurley Road, with a significant amount of undisturbed existing vegetation between the road and the building. Building 6 will be located 350 feet from Gurley Road, with a significant amount of undisturbed existing vegetation between the road and the building.

Utility Systems, Drainage Systems

The sewer will be extended along Oil Mill Road and Gurley Road to provide needed utilities. The water system will be looped to insure necessary water pressure for fire protection. Adequate provision for storm water drainage has been proposed to provide for no increase of stormwater flow from the site, as shown in the Drainage Report.

Parking

As stated previously, the most common use anticipated will be a combination of office/warehouse. Typically these facility have about 10% office space and 90% warehouse. To be conservative and to insure that there is adequate parking, we have assumed 50% office space and 50% warehouse. Calculations for the required and provided parking spaces are provided on sheet 2 of the site development plans. Prior to

construction of each building, site and building plans for the specific use for that building will be submitted for review and determination that adequate parking has been provided.

If you have any questions please do not hesitate to contact me.

Very truly yours,

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional