



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)

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

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

Use: Private Educational Institutions Section: 4.2.6

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: 7 / 4 / 5 2 / 9 / 5

Street No. & Name: 122 Bloomingdale Road

Size SF/AC: 997,525+/- / 22.9+/-

Zoning District(s): R-20 / R-40

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: Williams Memorial Institute
Title: _____
Company: _____
Address: 182 Mohegan Avenue
City/State: New London CT
Zip Code: 06320
Telephone: 860-439-2786 Fax: - Email: mfader@williamsschool.org

Applicant's Authority to File Application⁵

☒ Legal Owner of Record
☐ Power of Attorney
☐ Contract to Purchase
☐ Other _____

3. Agent Information; if applicable

Name: Michael J. Ott, P.E., L.S.
Title: Principal
Company: Summer Hill Civil Engineers, P.C.
Address: 60 Wall Street
City/State: Madison CT
Zip Code: 06443
Telephone: 203-245-0722 Fax: - Email: ottm@summerhillcivilengineers.com

Specify Nature of Agent

☐ Attorney
☒ Civil Engineer
☒ Land Surveyor
☐ Design Professional; _____
☐ Other: _____
Bar/License/Reg. No.: 70082

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: Williams Memorial Institute	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: 182 Mohegan Avenue	Address: _____
City/State: New London CT	City/State: _____
Zip Code: 06320	Zip Code: _____
Telephone: 860-439-2786	Telephone: _____
Fax: -	Fax: _____
Email: mfader@williamssch	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
☒	☐	a. Are inland wetlands present on site? Total SF/AC _____ / _____	Unknown
☐	☒	b. Are tidal wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	c. Are their known or suspected vernal pools on the property?	_____
☐	☒	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>	_____
☐	☒	e. Are floodplains or flood hazard areas on the property?	_____
		Identify: _____	
☐	☒	f. Is the property located within a local, state or national historic district?	_____
		If yes identify district name: _____	
☐	☒	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)

Date Issued

Issuing Agency

Approved Use/Activity

5-23-24

Conservation Commission

Inland Wetlands and Watercourses Permit No. C-24-03

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): <u> R-20 </u>		
Item	Required	Proposed
Minimum Lot Size	20,000 sf	997,525+/- sf
Frontage	85 ft	175 ft
Front Yard	50 ft	289.7 ft
Side Yard	20 ft	295 ft
Rear Yard	50 ft	587 ft
Building Line	-	-
Building Coverage	25%	0.5%
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:	Architecture	Telephone:	860-767-0175
Name:	E. Russell Learned, AIA	Fax:	
Company:	Centerbrook.Architects	Email:	learned@centerbrook.com
License(s)/ Accreditations:	CT License 08942 & NCARB 65761	License(s)/ Accreditation No(s):	

Discipline:	Land Surveying	Telephone:	203-245-0722
Name:	Michael J. Ott, P.E., L.S., M.ASCE	Fax:	
Company:	Summer Hill Civil Engineers, P.C.	Email:	otm@summerhillcivilengineers.com
Licenses and/or Accreditations:	CT PE and LS 70082	License/ Accreditation No(s):	

Discipline:	Civil Engineering	Telephone:	203-245-0722
Name:	Michael J. Ott, P.E., L.S., M.ASCE	Fax:	
Company:	Summer Hill Civil Engineers, P.C.	Email:	otm@summerhillcivilengineers.com
Licenses and/or Accreditations:	CT PE and LS 70082	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

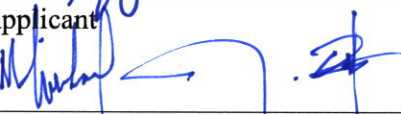
Printed Name

Date


Applicant

Mark Fader, Head of School

6-1-24


Agent

Michael J. Ott, P.E., L.S.

6-1-24


Land Owner

Mark Fader, Head of School

6-1-24

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

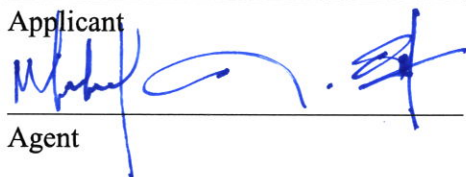
If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in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

Signature

Printed Name

Date

Applicant



Mark Fader, Head of School

Michael J. Ott, P.E., L.S.

6.1.24

Agent

Mark Fader, Head of School

Land Owner

Land Owner

Town of Waterford, Connecticut
Planning and Zoning Commission

Application for Special Permit

Application
of

The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295

Attachment A

Property Owners Adjoining the Subject Land Parcel

Property Owners Adjoining the Subject Land Parcel			
Assessors Map No. - Lot No.	Record Owner	Property Address	Mailing Address
64-425	Southern New England Conference Association	152 Bloomingdale Road	152 Bloomingdale Road Waterford, Connecticut 06385
74-405	Cynthia E. Whitmer	118 Bloomingdale Road	118 Bloomingdale Road Waterford, Connecticut 06385
74-406	John & Karla Umland	120 Bloomingdale Road	120 Bloomingdale Road Waterford, Connecticut 06385
74-409	Williams Memorial Institute	128 Bloomingdale Road	182 Mohegan Avenue New London, Connecticut 06320
74-410	David Z. Beaulieu	132 Bloomingdale Road	132 Bloomingdale Road Waterford, Connecticut 06385
74-414	Paul E. Hamler, Jr.	138 Bloomingdale Road	138 Bloomingdale Road Waterford, Connecticut 06385
74-415	Charlene R. Hughes Trustee	140 Bloomingdale Road	140 Bloomingdale Road Waterford, Connecticut 06385
74-417	Peter Neilan	142 Bloomingdale Road	142 Bloomingdale Road Waterford, Connecticut 06385
74-490	Raymond S. Jr. & Lurleen Carlson	110R Bloomingdale Road	110R Bloomingdale Road Waterford, Connecticut 06385
84-6453	Williams Memorial Institute	64 Pilgrim Road	182 Mohegan Avenue New London, Connecticut 06320
86-490	Jeremy Klusek & Susanne Labella	96 Bloomingdale Road	96 Bloomingdale Road Waterford, Connecticut 06385

Town of Waterford, Connecticut
Planning and Zoning Commission

Application for Special Permit

Application
of

The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295

Attachment B
Statement of Use

Statement of Use

The Williams School has submitted an application to the Town of Waterford Planning and Zoning Commission seeking Special Exception Permit approval to construct a new athletics team and facilities building at its Athletic Complex located at 122 Bloomingdale Road.

The planned two-story building is 2,400 square foot in footprint and includes an attached 1,500 square foot pavilion.

The planned site improvements associated with the building construction include driveway, patio, building utility services, storm drainage, lighting, waste and recycling receptacles enclosure, fencing, and landscape improvements.

The building will be served by the existing on-site water supply well system and subsurface sewage disposal system and existing public communication and electric utilities within the Athletic Complex. All utilities will be installed underground.

The site work associated with the project includes erosion and sediment control, site preparation, clearing and grubbing, excavation, grading, building foundation, cast-in-place concrete, storm drainage, utility service, exterior lighting, patio, fencing, and turf establishment construction.

The building will be utilized by the schools current facilities staff and athletic teams. The use of the building isn't anticipated to generate additional vehicular traffic or require a new dedicated parking facility.

The exterior lighting included building mounted lighting will be LED luminaires meeting current standards for backlight, uplight, and glare. All exterior lighting will be controlled by photo cells and timers.

Town of Waterford, Connecticut
Planning and Zoning Commission

Application for Special Permit

Application
of

The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295

Attachment C
Statement of Design Compatibility

Town of Waterford, Connecticut
Planning and Zoning Commission

Application for Special Permit

Application
of

The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295

Attachment D

Consistency with Adopted Plan of Preservation, Conservation and Development

Consistency with Adopted Plan of Preservation, Conservation and Development

The proposal is consistent with Sections 24, 32, and 66 of the Plan of Preservation, Conservation and Development as it enhances land used for recreational uses, adds to facilities that can be used by the community, and enhances general quality of life.

Town of Waterford, Connecticut
Planning and Zoning Commission

Application for Special Permit

Application
of

The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295

Attachment E
CTDEEP Natural Diversity Database Map

Natural Diversity Data Base Areas

WATERFORD, CT

December 2023

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website. <https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011

