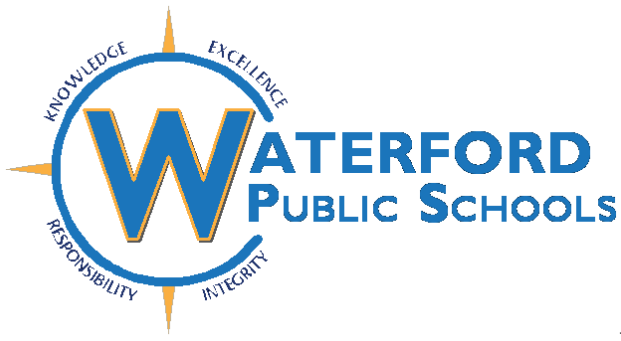




Mr. Thomas W. Giard III
Superintendent of Schools

Mr. Craig C. Powers
Assistant Superintendent

MEMORANDUM

DATE: September 6, 2024
TO: **Greg Massad, Chair**
FROM: Joseph P. Mancini, Director of Finance and Operations
RE: Site Plan for all school safety projects

Mr. Chair,

I'm am writing on behalf of the Waterford Board of Education to request the commission conduct a site review following the approval of the 8-24 by this board in June of 2024. The Waterford Board of Education, The Town of Waterford, and the Waterford Police Department have conducted walkthrough of each of the five schools within the town of Waterford with the specific intention of trying to make the schools safer.

This application is intended to cover all five schools, I've attached supplemental documents listing the locations, an overview of what is being done, as well as designs for what is being installed.

Thanks for your consideration,

Sincerely,
Joseph Mancini



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: _____ 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
☐	☐	a. Are inland wetlands present on site? Total SF/AC _____/_____	_____
☐	☐	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 ½ 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

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Site Plans Locations

Location Name	Address	Map	Block	SF	AC	Zoning Districts	Parcel ID	What is being done
Oswegatchie Elementary	470 Boston Post Road	152	759	68224	25.67	R-40	75200	Fencing along play area and bollard at front entrance
Quaker Hill Elementary	285 Bloomingdale Road	54	5719	69558	16.31	VR-10	527500	Fencing along play area and planter at front entrance
Great Neck Elementary	165 Great Neck Road	174	2756	68331	9.5	R-20	245000	Fencing along play area and Bollard at front and side entrance
Clark Lane Middle School	105 Clark Lane	126	1431	92884	16.3	VR-10	118400	Bollards at entrances, front and back.
Waterford High School	20 Rope Ferry Road	133	6748	296000	46.82	C-T	16282300	Bollards at entrances, front and back.





Ageless Protection at a Price You Can ALWAYS Afford

At Innoplast, we VALUE our customers and the products we offer. BollardGard™ is the industry leader in plastic bollard covers; it is the easiest and fastest product to buy and install. Affordable BollardGard enhances and protects the appearance of bollards at your convenience stores, gas stations, restaurants, refineries, banks and other facilities. BollardGard is UV stable and **Guaranteed Against Fading and Cracking for 5 Years!**

- Available in 11 stock colors: red, orange, yellow, green, blue, white, brown, tan, gray, light gray & black
- 3M reflective tapes are available in red, white, yellow, orange, black and blue
- BollardGard covers fit over pipes up to 10.75" diameter

Features / Benefits

- High-quality durable material tested to last
- Eliminates the need for scraping and painting — reduces maintenance costs
- Protects facility while increasing safety
- Enhances facility appearance
- Fast and easy installation, patented Gripper Tabs™ included
- Customization available (add corporate logos, safety warnings, etc.)
- Cut to length at no additional charge



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Jan. 19, 2024

LINDEN LANDSCAPE
ARCHITECTS, LLC
Wethersfield, CT



800-516-9287 | INNOPLAST.com

Innoplast's full product line includes:

Bollard Covers | Clearance Bars | Column Protectors | Flexible Bollards | Gorilla Post™
Ornamental Bollards | Parking Blocks | Speed Bumps | Steel Pipe

5 YEAR
Warranty
Against Cracking
& Fading





BollardGard™ Easy Installation

Our Patented Gripper Tabs™ installation method is the fastest and most secure in the industry.

1. Adhere **three or four self-adhesive Gripper Tabs** evenly spaced around the top and base of the steel bollard with "gripper fingers" pointing down.
(Use four Gripper Tabs at the top and base when filling larger spaces.)
2. Place the **BollardGard** cover over the steel bollard. Gripper Tabs should provide a tight fit between the bollard and cover, which cannot be easily removed.

Standard Sizes

	52" H	60" H	64" H	72" H
Diameter				
4"	•	•	•	
7"	•	•		•
8"				•
11"		•		

All covers can be custom cut to length at no additional charge.

Fits 4" nominal steel pipe, all schedules (4.500" pipe O.D.)

- 4" Diameter (4.700" ID) x 52" Long
- 4" Diameter (4.700" ID) x 60" Long
- 4" Diameter (4.700" ID) x 64" Long

Fits 6" nominal steel pipe, all schedules (6.625" pipe O.D.)

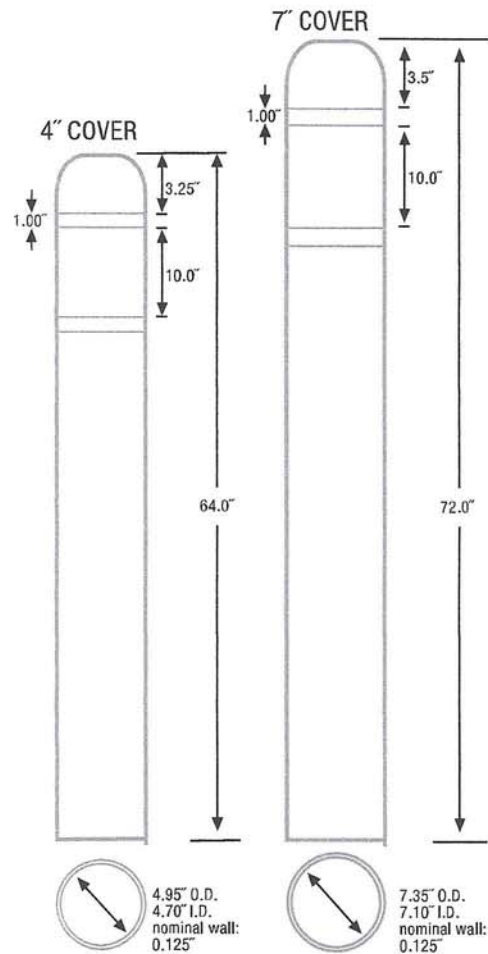
- 7" Diameter (7.125" ID) x 52" Long
- 7" Diameter (7.125" ID) x 60" Long
- 7" Diameter (7.125" ID) x 72" Long

Fits 8" nominal steel pipe, all schedules (8.625" pipe O.D.)

- 8" Diameter (8.875" ID) x 72" Long

Fits 10" nominal steel pipe, all schedules (10.75" pipe O.D.)

- 11" Diameter (11.125" ID) x 60" Long



Our vision at **INNOPLAST** is to provide the best quality facility protection products in the industry — at a price you can **ALWAYS** afford.

We strive to protect your facility in a cost-efficient way by adding **VALUE** to your assets and reducing maintenance costs.

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Jan. 19, 2024

LINDEN LANDSCAPE
ARCHITECTS, LLC
Wethersfield, CT



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Chagrin Falls, OH 44023
phone 440-543-8660 fax 440-543-8661

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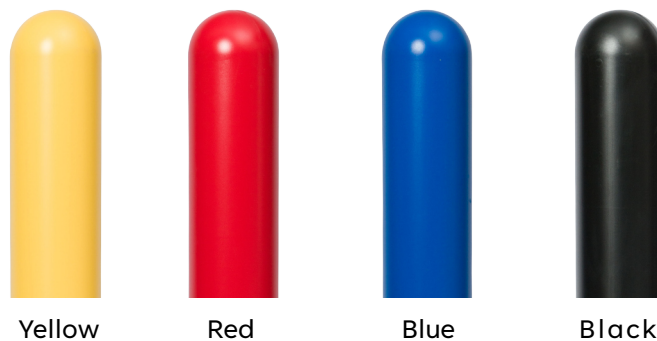
Standard Bollard Covers



Custom Bollard Covers



Round Top Bollard Covers



Decorative Bollard Covers



Black



Tan Granite (Sandstone)



Brown Granite (Dark Monzonite)



Charcoal Gray Granite (Ash)

Square Bollard Covers available in Blue, Red, Tan, White, Yellow, Brown Granite, Charcoal Gray Granite, Tan Granite

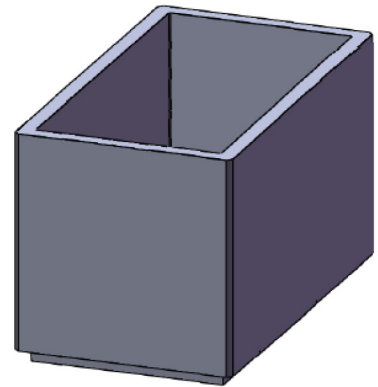
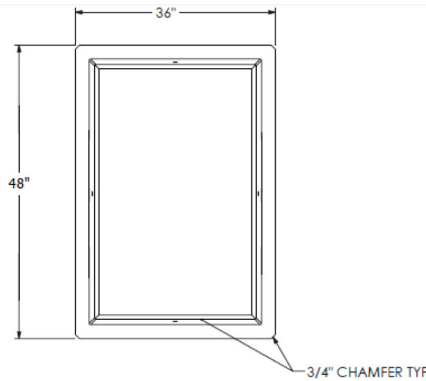
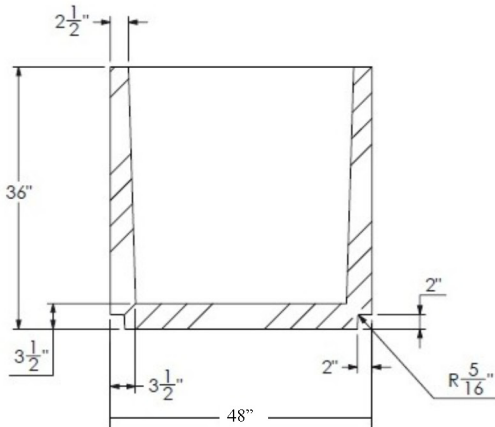




Specification Sheet

Model #: PC48x36x36REC

48" L x 36" W x 36" tall Classic Series concrete planter



**ELEMENTARY SCHOOLS
& MIDDLE SCHOOL
4,000 #'s FULL**

Specifications:

- **Dimensions:** 48" L x 36" W x 36" tall with 2" tall x 2" deep toe kick at base.
- **Weight:** 2010lbs
- **Materials:** 3/8" steel rebar, Type III Portland cement conforming to ASTM C150. All aggregate conforming to ASTM C33. All Steel Rebar conforming to ASTM – A 615. Due to the natural air entraining properties of Portland Type III cement, additional air entraining agents are not required. Air void content naturally occurring in a Type III Portland Cement mixture conforms to ASTM C457.
- **Stress Load:** Minimum 5000 PSI at 28 day
- **Color & Finish Options:** Please reference
- **Warranty:** One year warranty against man



Product Information

Planter TF 4208



	5'-4" X 4'-4" X 3'-0"
Size:	64"L x 52"W x 36"H
Weight:	3,050 Lbs.
Material:	Reinforced concrete
Reinforcing:	3/8" Dia. steel rebar
Drain Hole:	(1) 2" Dia. drain hole
Hardware:	(4) 5/8" Dia. lifting inserts

Note:

Lifting inserts are to ONLY be used
when planter is EMPTY

Accepts Reservoir System

Finish Options

Standard

- Exposed Aggregate
- Weatherstone

**HIGH SCHOOL
7,500 #'s FULL**



A WAUSAU TILE INC. BRAND

PO Box 1520, Wausau, WI 54402-1520
(800 388-8728)

Email: wtile@wausautile.com
Web: wausaumade.com

Name, Address, Parcel ID

Search Results

Parcel Details

470 BOSTON POST ROAD



WATERFORD TOWN OF

15 ROPE FERRY RD
WATERFORD, CT 06385

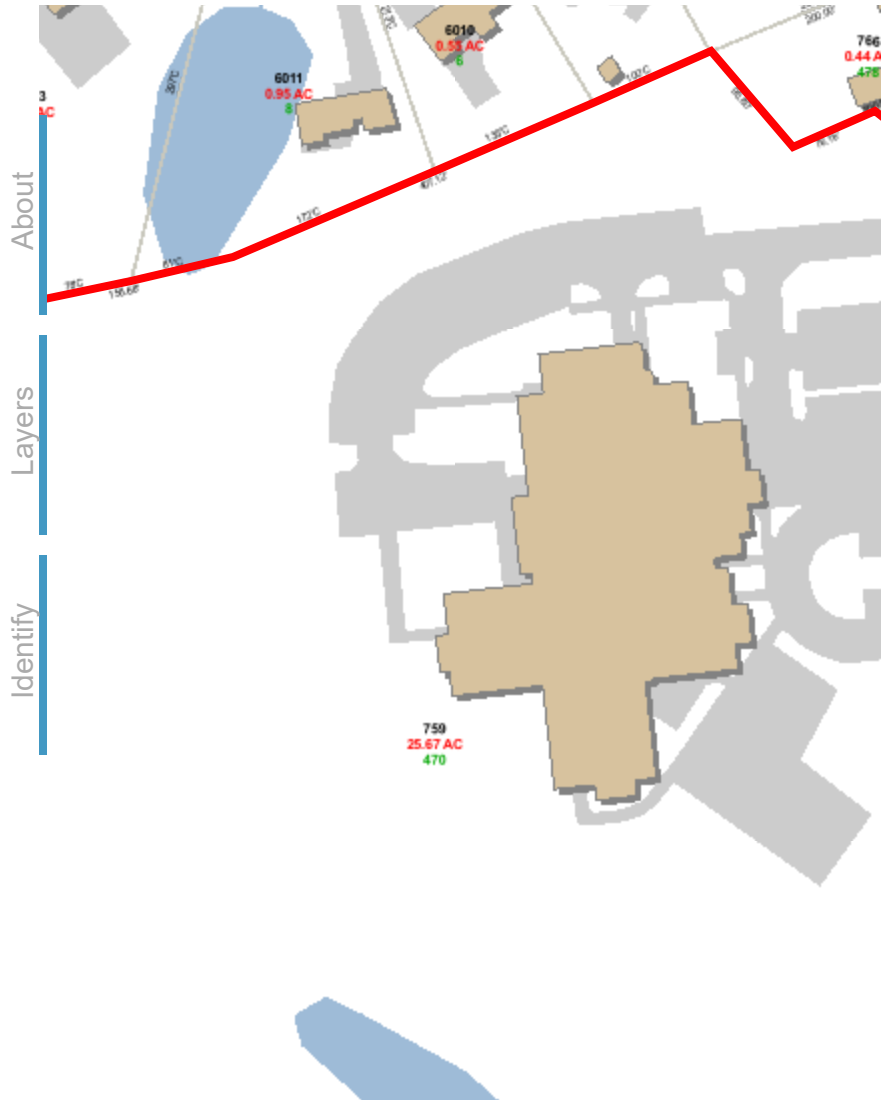
Parcel ID: 75200
Lot Size (ac): 25.67 AC
Total Value: \$16,599,820.00

Links

Parcel Details
Photo
Sketch

Abutters

Scroll Google Map
g Bird's Eye
ad Parcel



Email Map Link

Copy and paste the following string into an email to link to the current map view:



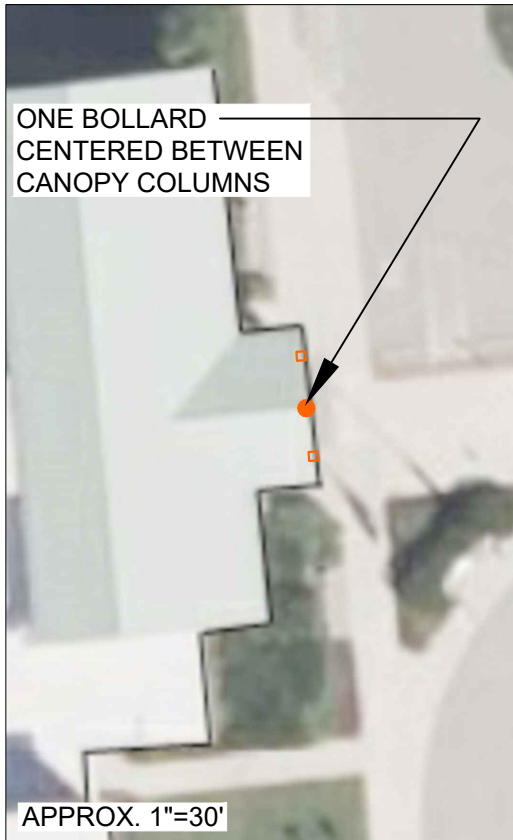
Print Map

Size:

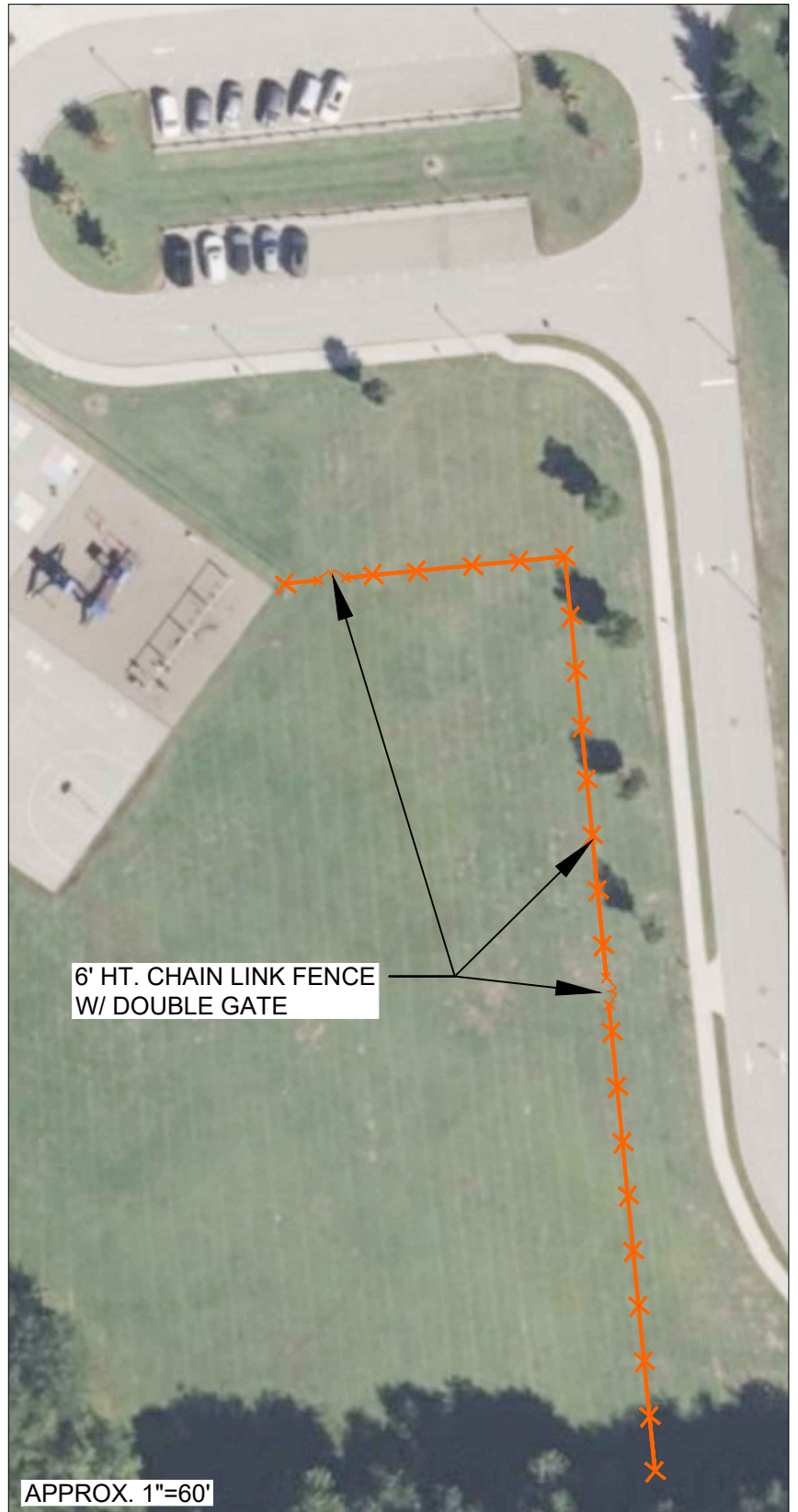
Scale: 1" = ft. Title:

lat:41.3610, long:-72.1800

Tighe&Bond



FRONT MAIN ENTRANCE



PLAYGROUND & OPEN PLAY FIELD



OSWEGATCHIE ELEMENTARY SCHOOL
WATERFORD PUBLIC SCHOOLS
 20 Rope Ferry Road Waterford, Connecticut

DATE: 03/11/2024
 SCALE: AS NOTED
 DRAWN BY: TJL
 CHECKED BY:
OES-1

285 Bloomingdale Rd

Search Results

Parcel Details

WATERFORD TOWN OF15 ROPE FERRY RD
WATERFORD, CT 06385Parcel ID: 527500
Lot Size (ac): 16.31 AC
Total Value: \$\$17,175,290.00

Links

Parcel Details

Photo

Sketch

Abutter Distance:

Adjacent

Adjacent

50 ft

100 ft

150 ft

200 ft

300 ft

400 ft

500 ft

Find Abutters

Abutters

Google Map

Bing Bird's Eye

Add Parcel

Remove Parcel

Print Labels

Export List

CAMA ID 5719

Parcel ID 527500

NGDALE ROAD

TOWN OF

TOWN OF

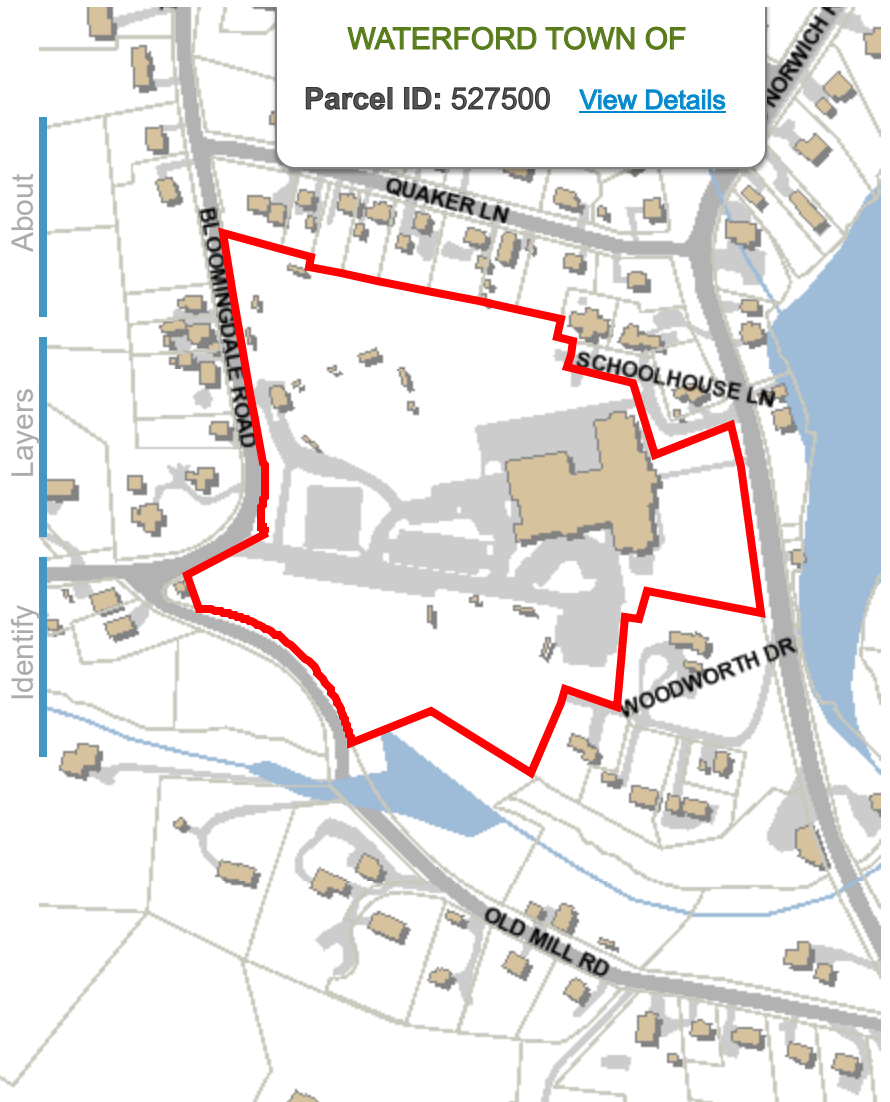
TOWN OF

ROPE FERRY RD

About

Layers

Identify

WATERFORD TOWN OFParcel ID: 527500 [View Details](#)

Email Map Link

Copy and paste the following string into an email to link to the current map view:

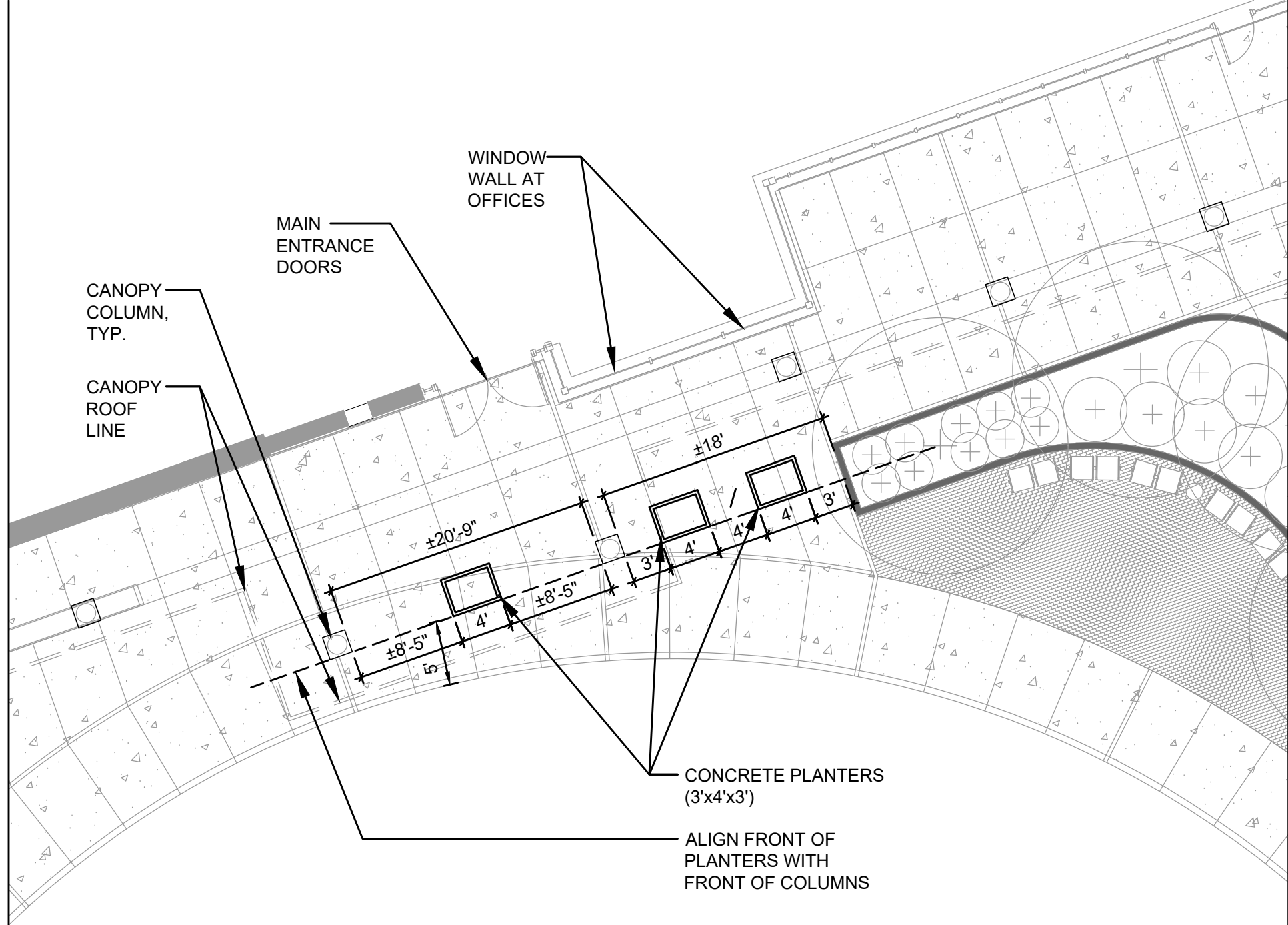


Print Map

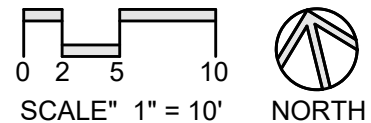
Size: Scale: 1" = ft. Title:

lat:41.4037, long:-72.1164

Tighe&Bond



QUAKER HILL ELEMENTARY SCHOOL



Name, Address, Parcel ID

Search Results

Parcel Details

Lot Size (ac): 9.50 AC
Total Value: \$\$17,404,410.00

Links	Abutters
Parcel Details	Google Map
Photo	Bing Bird's Eye
Sketch	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels
Adjacent	Export List
50 ft	CAMA ID 2756
100 ft	Parcel ID 245000
150 ft	NECK ROAD
200 ft	
300 ft	
400 ft	TOWN OF
500 ft	HOPE FERRY RD
Find Abutters	ORD
Clear Abutters	

Mailing State CT



Email Map Link

Copy and paste the following string into an email to link to the current map view:

100m
400ft
Close

Print Map

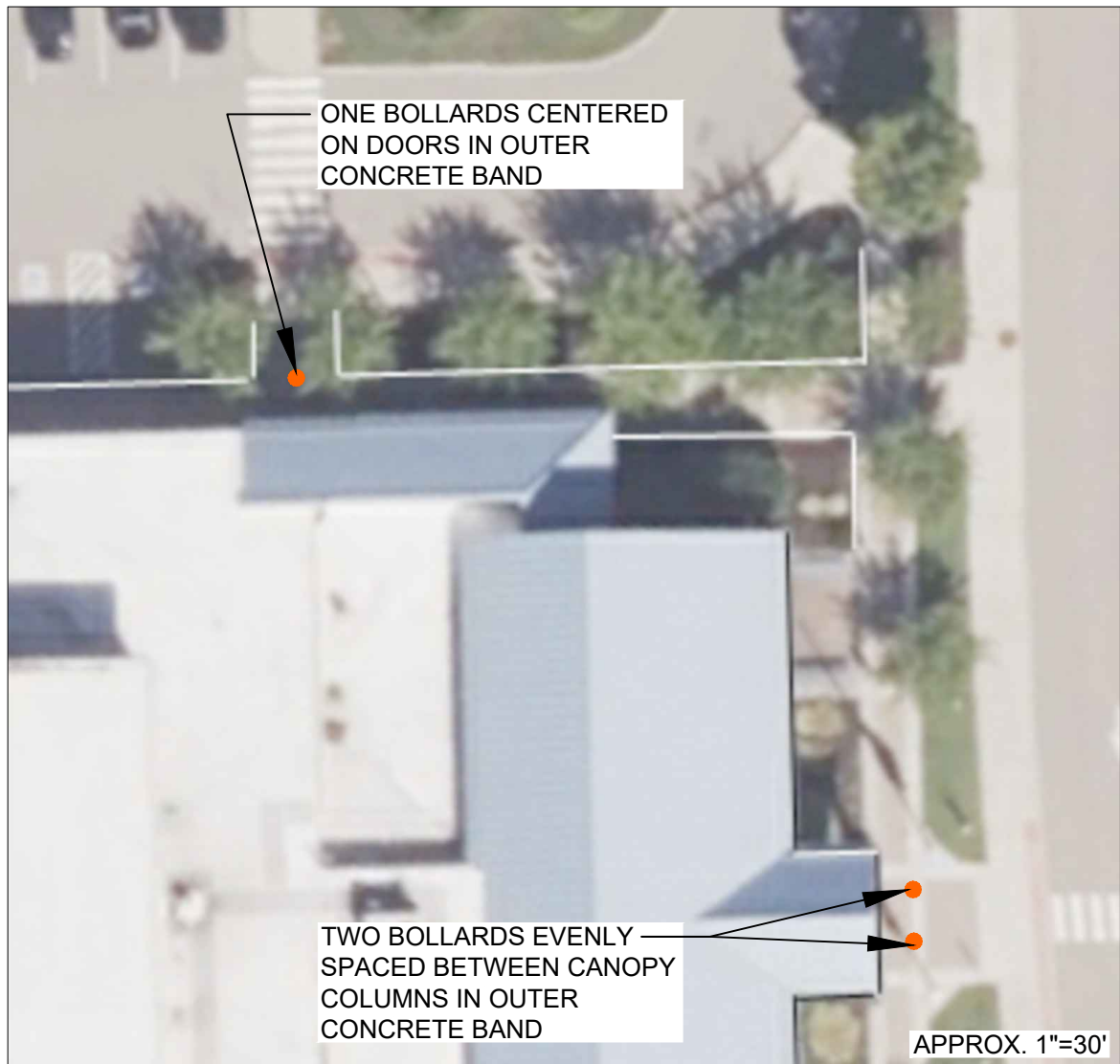
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Scale: 1" = ft. Title:

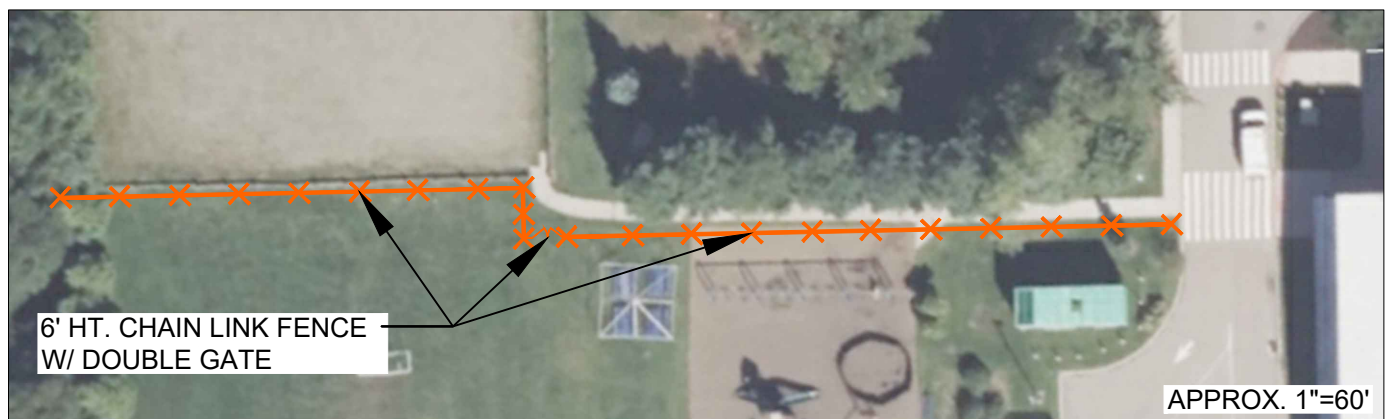
Close Print

lat:41.3140, long:-72.1320

Tighe&Bond



FRONT MAIN ENTRANCE & SIDE ENTRANCE



PLAYGROUND, FIELD & OVERFLOW PARKING



GREAT NECK ELEMENTARY SCHOOL
WATERFORD PUBLIC SCHOOLS
 20 Rope Ferry Road Waterford, Connecticut

DATE: 03/11/2024
 SCALE: AS NOTED
 DRAWN BY: TJL
 CHECKED BY:
GNE-1

Search Results

Parcel Details

105 CLARK LANE**WATERFORD TOWN OF**

15 ROPE FERRY RD
WATERFORD, CT 06385

Parcel ID: 118400
Lot Size (ac): 40.95 AC
Total Value: \$\$15,516,110.00

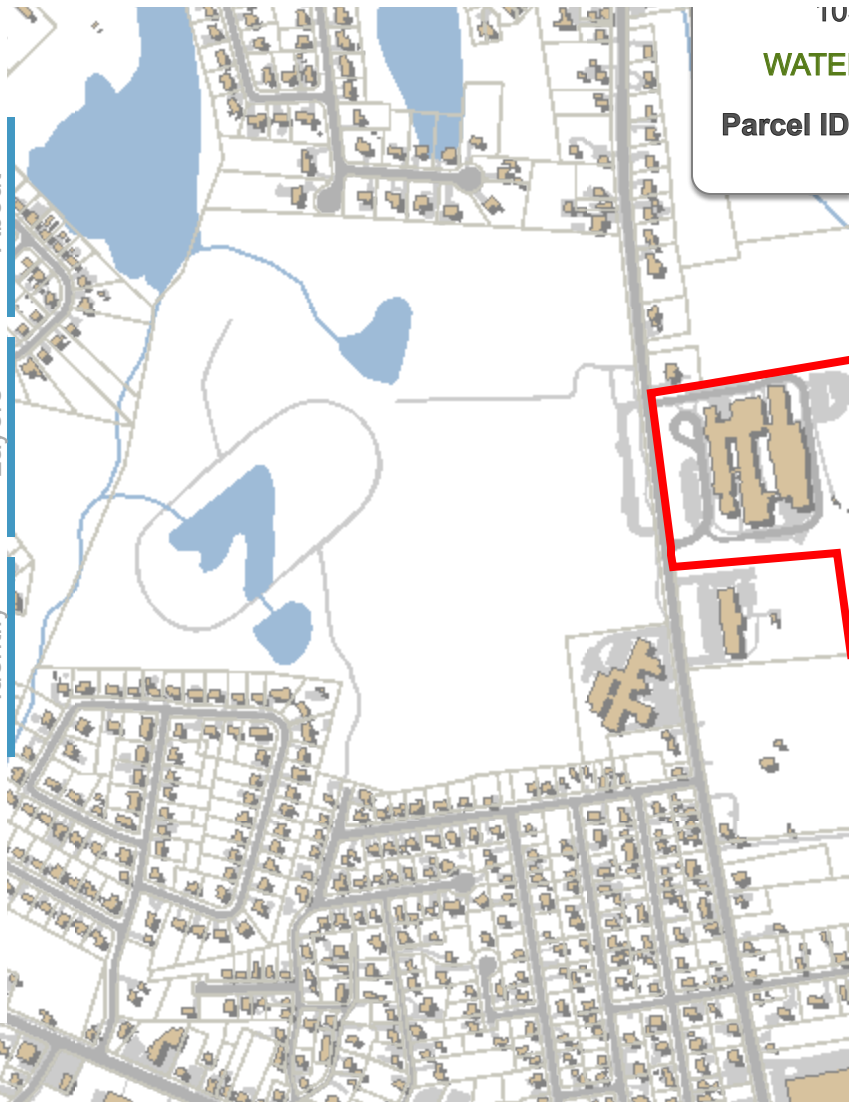
Links

[Parcel Details](#)[Photo](#)[Sketch](#)

Abutters

[Scroll](#)[g Bird's Eye](#)[ad Parcel](#)

About
Layers
Identify



10
WATE
Parcel ID

[Email Map Link](#)

Copy and paste the following string into an email to link to the current map view:

0.2km
1000ft
Close

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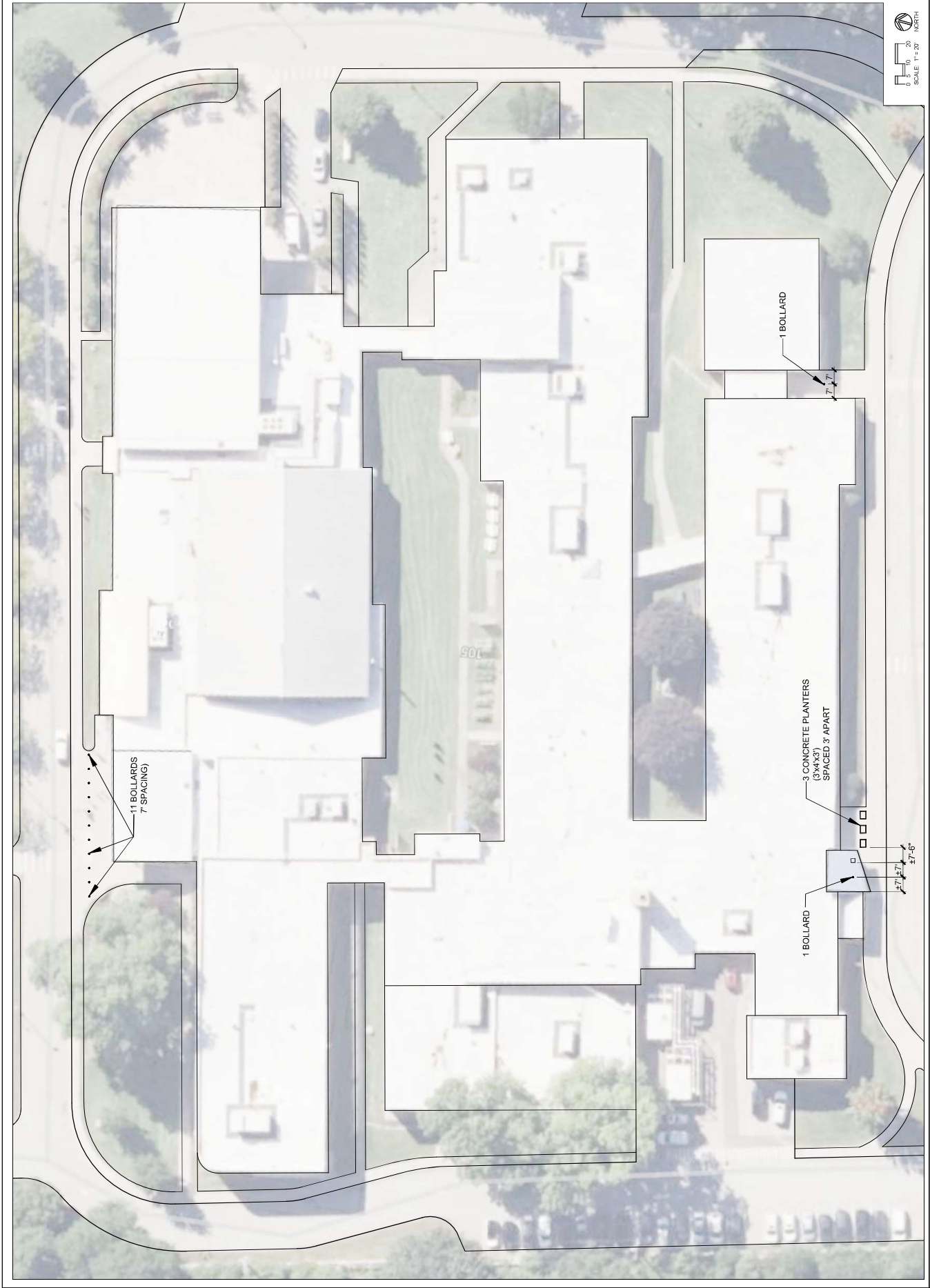
Size:

Scale: 1" = ft. Title:

Close Print

lat:41.3559, long:-72.1163

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Search Results

Parcel Details

20 ROPE FERRY ROAD**WATERFORD TOWN OF**

15 ROPE FERRY RD
WATERFORD, CT 06385

Parcel ID: 628300
Lot Size (ac): 46.82 AC
Total Value: \$51,567,730.00

Links	Abutters
Parcel Details	Google Map
Photo	Bird's Eye
Sketch	Add Parcel

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lat:41.3419, long:-72.1265

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