



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: Business offices and professional buildings

Section: 9.1.3

Use: Laboratories, research and development and educational institutions

Section: 9.1.13

Use: _____

Section: _____

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

If applicable, are roadways proposed to be private, public or both: N/A; No new roadways proposed

☐ Private

☐ Public

☐ Both⁴

Parcel 1 See attached parcel list

Parcel 2

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

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

Street No. & Name: _____

Street No. & Name: _____

Size SF/AC: ____/____

Size SF/AC: ____/____

Zoning District(s): _____

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.

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

1. Parcel Listing

Parcel A (Id: 287800)

Map/Block/Lot: 99 / 3250

Street No. & Name: 850 Hartford Turnpike

Size: 462,959 SF / 10.63 AC

Zoning District(s): C-R

Parcel B (ID: 287200)

Map/Block/Lot: 99 / 3243

Street No. & Name: 850 Hartford Turnpike

Size: 314,150 SF / 7.21 AC

Zoning District(s): C-R

Parcel C / D / X (ID: 287600, 287500, 287700)

Map/Block/Lot: 99 / 3246, 3245, 3247

Street No. & Name: 850 Hartford Turnpike

Size: 2,586,757 SF / 59.4 AC

Zoning District(s): C-R / C-G

Parcel "Land" (ID: 287400)

Map/Block/Lot: 92 / 3244

Street No. & Name: 850 Hartford Turnpike

Size: 222,852 SF / 5.11 AC

Zoning District(s): C-R

2. Applicant Information

Name: James Waldron
Title: Manager Facilities Real Estate
Company: Electric Boat Corporation
Address: 75 Eastern Point Road
City/State: Groton CT
Zip Code: 06340
Telephone: 860-433-4842 Fax: _____ Email: jwaldro1@gdeb.com

Applicant's Authority to File Application⁵

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

3. Agent Information; if applicable

Name: John P. Casey, Esq.
Title: Partner
Company: Robinson & Cole LLP
Address: One State Street
City/State: Hartford CT
Zip Code: 06103
Telephone: (860) 275-8359 Fax: _____ Email: jcasey@rc.com

Specify Nature of Agent

☒ Attorney
☐ Civil Engineer
☐ Land Surveyor
☐ Design Professional; _____
☐ Other: _____

Bar/License/Reg. No.: 50604 (Firm)

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: <u>Same</u>	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	197,465 SF / 4.53 AC	5.5 %
☐	☒	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: _____		

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

5. Statement of Use

1. The nature and extent of the proposed use or occupancy.

The proposed reuse of the former Crystal Mall shall result in a change from retail shopping to business and educational (workforce development) uses. These proposed new uses are consistent with the Town of Waterford's zoning regulations for the C-R (Regional Commercial) Zoning District, which allows the following permitted uses: "Business offices and professional buildings" and "Laboratories, research and development institutions, publishing establishments, and educational institutions." The use will take place within the existing buildings on site. No new construction is proposed, although improvements to the property, including to the parking areas, the building interiors and facades, and landscaping, are proposed.

2. The number of persons to occupy or visit the premises on daily basis, including the parking and loading requirements for the use.

The maximum number of people to use the property is anticipated to be 4,500 when the buildings are fully converted to new uses. This figure will not be reached immediately but will grow over time. Parking and loading requirements are shown on the site plan. Parking counts are based on compliance with the zoning regulations requirement of 1 space per 250 square feet of gross floor space for "business or professional offices," 10 spaces per classroom, and 1 space per 3 seats for restaurants (see site plan for details). Due to the nature of the proposed use, the project does not require significant loading requirements, but loading spaces are also shown on the site plan,

3. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

Please see the attached traffic study.

4. Size of existing and proposed buildings in square feet and proposed use of existing buildings.

There are no new buildings proposed for the site and no building are proposed to be demolished. The size of the existing building is 935,361 GSF and consists of two levels. The proposed program spaces within the building will be broken down into the following categories.

Business/Office/Research	593,739 sf
Classroom/Training/Workforce Development (includes 50 classrooms)	148,820 sf
Building Support (bathrooms, mechanical, electrical, plumbing, security, etc.)	29,823 sf
Circulation	141,630 sf
<u>Accessory spaces (medical, wellness, food service, financial services, IT, etc.)</u>	<u>20,953 sf</u>
Total	934,967 sf

5. Hours and Days of Operation.

The majority of the uses in the building, which are business uses, are intended to operate between 6:00 am – 7:00 pm, Monday through Friday. The educational (workforce development) use shall have multiple shifts.

6. Utilities Servicing the Parcel.

The building will continue to be served by municipal water, sewer, and natural gas, as well as electrical and telecom services.

7. Variances.

None.

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

6. Statement of Design Compatibility

The existing building and site are consistent and compatible with the retail and commercial nature of this neighborhood in Waterford. The Route 85 corridor is a major commercial thoroughfare in Waterford and is close to Interstate 95 on ramp and exits Route 85. Electric Boat intends to reuse the existing building envelope 'as-is' with minor renovations that shall include repairs and modifications to the existing building envelope. These repairs and modifications shall consist of repairing masonry, selective storefronts, roofing and other miscellaneous building components.

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

7. Consistency with Adopted Plan of Preservation, Conservation and Development

The following statement is provided in support of the application for a special permit submitted by Electric Board Corporation for its proposed change in use of the Crystal Mall for offices and educational classrooms and outlines the consistency of such use with the Town of Waterford (the “Town”) Plan of Preservation, Conservation, and Development (the “PPCD”).

Continue to pursue economic development which is consistent with community goals and objectives (PPCD Implementation Plan, page 36). The Crystal Mall is largely vacant and not as economically beneficial to the Town as it once was. Electric Boat’s proposed reuse of the mall property would boost economic development in the Town by bringing the mall property back into productive economic use. Area businesses would benefit from the influx of Electric Boat’s employees that would support nearby retail stores, restaurants, and businesses.

Encourage future business activity in appropriate areas (PPCD Implementation Plan, page 37). The Crystal Mall property is located within an area designated on the Business Development Plan map provided on page 59 of the PPCD as a “commercial area.” This special permit application to allow Electric Boat’s reuse of the Crystal Mall would enhance business activity in an area designated by the PPCD as appropriate for commercial development. Further, on page 60 of the PPCD, three specific areas of the Town area identified as locations to “continue to encourage future business activity.” The identified areas include “the regional business areas adjacent to major highways.” The Crystal Mall property is located on the Hartford Turnpike in close proximity to Interstate 95 in an area where several commercial and retail properties already exist. As a site within the Business Triangle, the PPCD encourages business growth in that area, including office uses. This Application also proposes the reuse of an existing commercial property rather than new construction on vacant land.

Give greater emphasis to pedestrian and bicycle circulation (PPCD Implementation Plan, page 46). The plan for the redevelopment of the Crystal Mall includes an improved network of internal sidewalks that will connect to sidewalks on Route 85. The plan also provides bicycle storage racks.

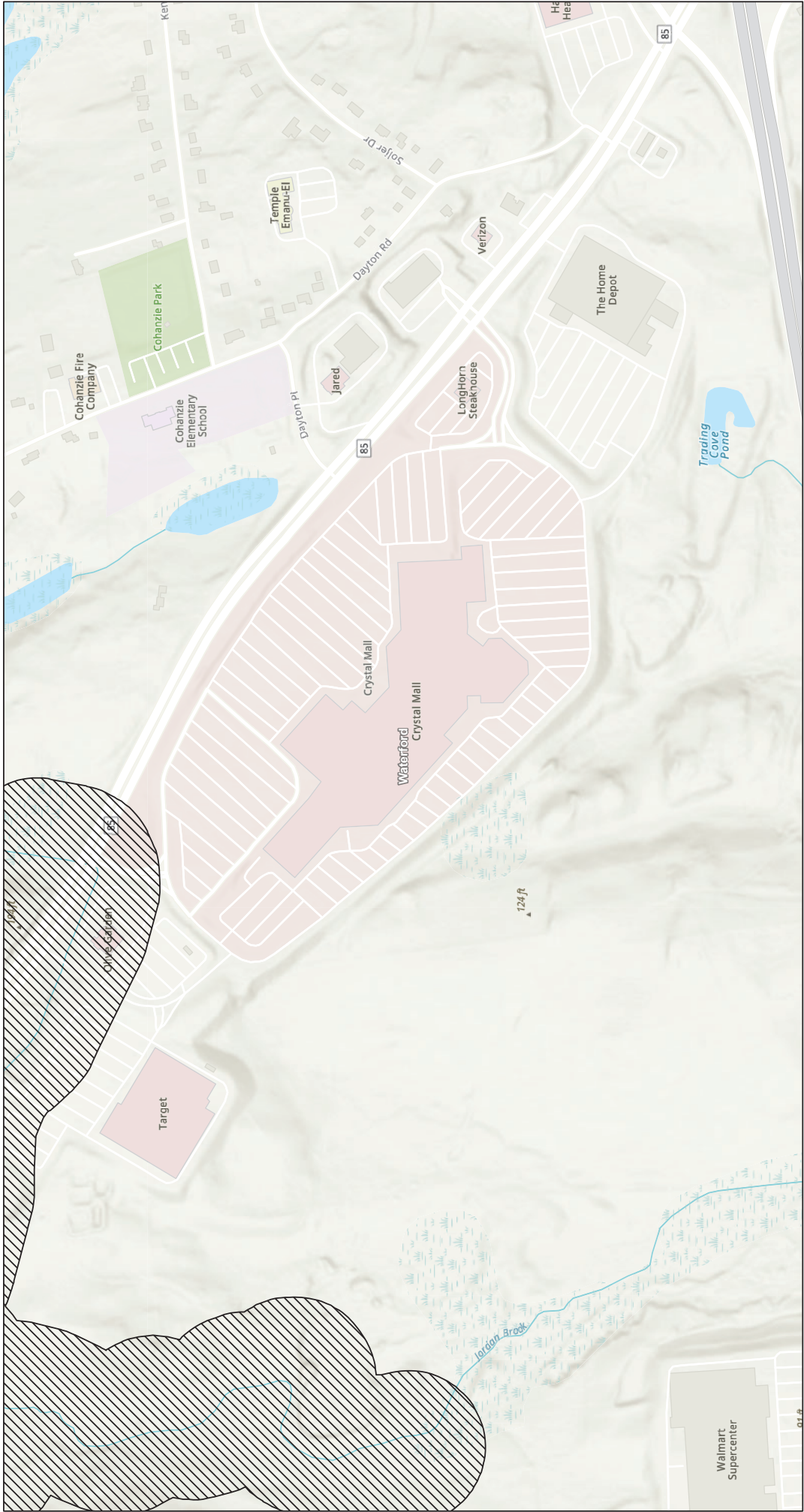
Maintain and expand transit services to the extent feasible, and support other transportation services if they become available (PPCD Implementation Plan, page 47). Electric Boat proposes to encourage shuttle bus use by its employees to travel between its facilities in the area, which will help alleviate traffic congestion. The facility will include shuttle bus stops.

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

8.d. CT DEEP Natural Diversity Database Map and Letter

See attached.

CT ECO Map



10/24/2025, 11:03:51 AM

- CT Municipalities
- Natural Diversity Area
- World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasijreisen, Rijkswaterstaat, GSA, Geoland,

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.



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Generated by eNDDDB on:
12/9/2025

Kyle Haubert
CLA Engineers, Inc.
317 Main St
Norwich, CT 06360
khaubert@claengineers.com

Subject: Crystal Mall Adaptive Reuse
Filing # 137395
NDDDB – New Determination Number: 202509382
850 HARTFORD TPKE
WATERFORD

Expiration Date: 12/9/2027

Current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within the project area or in close proximity to the proposed Building and Infrastructure Development (including stormwater discharge associated with construction) / Addition to an existing facility, Crystal Mall Adaptive Reuse.

Wood turtle (*Glyptemys insculpta*)

In accordance with the project information provided in your request submittal, implementation of the following Best Management Practices will avoid negative impacts to listed species:

Common Name	Wood turtle
Scientific Name	<i>Glyptemys insculpta</i>
Taxa	reptile
Status ¹	SC
General Ecology	Individuals of this species are riverine and riparian obligates, overwintering and mating in clear, cold, primarily sand-gravel and rock bottomed streams and foraging in riparian zones, fields and upland forests during the late spring and summer. They hibernate in the banks of the river in submerged tree roots between November 1 and March 31. Their summer habitat focuses within 90m (300ft of rivers) and they regularly travel 300m (0.2 mile) from rivers during this time. During summer they seek out early successional habitat: pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. Their habitat in Connecticut is already severely threatened by fragmentation of riverine, instream, riparian, and upland habitats, but is exacerbated by heavy adult mortality from machinery, cars, and collection. This is compounded by the species late maturity, low reproductive potential, and high nest and hatchling depredation rates.
Best Management Practice	Female turtles looking for nesting habitat are frequently killed by vehicles when crossing roads. These turtles of reproductive age are the most valuable individuals in

the population to maintain population persistence. Highways with high traffic are impenetrable barriers that isolate populations

- Culverts/Crossings: Should be avoided. When necessary it is critical that the culvert or bridge allow turtles to pass underneath (i.e. it is not perched) and the road surface and side slope will not mimic sandy nesting areas for females.
- High traffic road surfaces and high traffic facilities (>100 vehicle/lane/day, 5-10 cars per hour) should use curbs and fencing to deflect animals off into wildlife underpasses or around high traffic areas.
- Low traffic road surfaces should (rate) should use Cape Cod-style curbing or no curb alternatives to allow animals to cross road unimpeded.
- Cluster development to reduce the amount of roadway needed and place housing as far from high use areas as possible.
- Do not use road surfaces and side slopes that will mimic sandy nesting areas for females.

Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project.

- Land disturbance and excavation confined to the upland can be done without risk for impact to wood turtle if work is restricted to the dormant season (November 1-March 31).

If land disturbance activity will include significant areas within and around rivers and streams, you will need to take precautions to avoid impacting hibernating adults. Consult with a qualified herpetologist to assess your work impact zone for the potential to impact overwintering wood turtle.

- Do not begin instream activity and bank disturbance in suitable overwintering habitat within a river or stream during the turtle's dormant period (November 1-March 31).

To prevent turtle access and entry into your upland work zone between April 1-October 31:

- Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or be specifically designated by a qualified herpetologist.
- Exclusionary fencing be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- Prior to construction, all turtles occurring within fencing work area will be relocated to suitable habitat outside disturbance area. This should be performed by a qualified professional familiar with habitat requirements and behavior of the species.
- The Contractor must search the work area each morning prior to any work being done.
- All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species.
- Any turtles encountered within the immediate work area shall be carefully moved to

	an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. These animals are protected by law and no turtles should be relocated from the site. • In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume. • Special precautions must be taken to avoid degradation of wetland habitats including any wet meadows and seasonal pools. If land disturbance will occur in potential nesting areas designated by a qualified herpetologist, you will need to take precautions to prevent female turtles from entering work area and setting up nests. This fencing would need to be in place before May 15. Potential nesting areas may include open fields, early successional habitat, sandy open patches nearby wetland features, and sandy roads and roadsides.
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¹E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDDB – New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer “Yes” to the appropriate question.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection’s Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project’s scope of work and/or timeframe changes, including if work has not begun by 12/9/2027.
- If biological surveys have been conducted in accordance with Best Management Practices

provided, please forward a copy of the results to the address listed at the end of this letter. Include the Project Name and Determination Number on all correspondence.

The NDDDB – New determination for the Crystal Mall Adaptive Reuse at 850 HARTFORD TPKE, WATERFORD, as described in the submitted information and summarized at the end of this document is valid until 12/9/2027. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 12/9/2027.

This letter is computer generated and carries no signature. If however, any clarification is needed, or, if you have further questions, please contact the following:

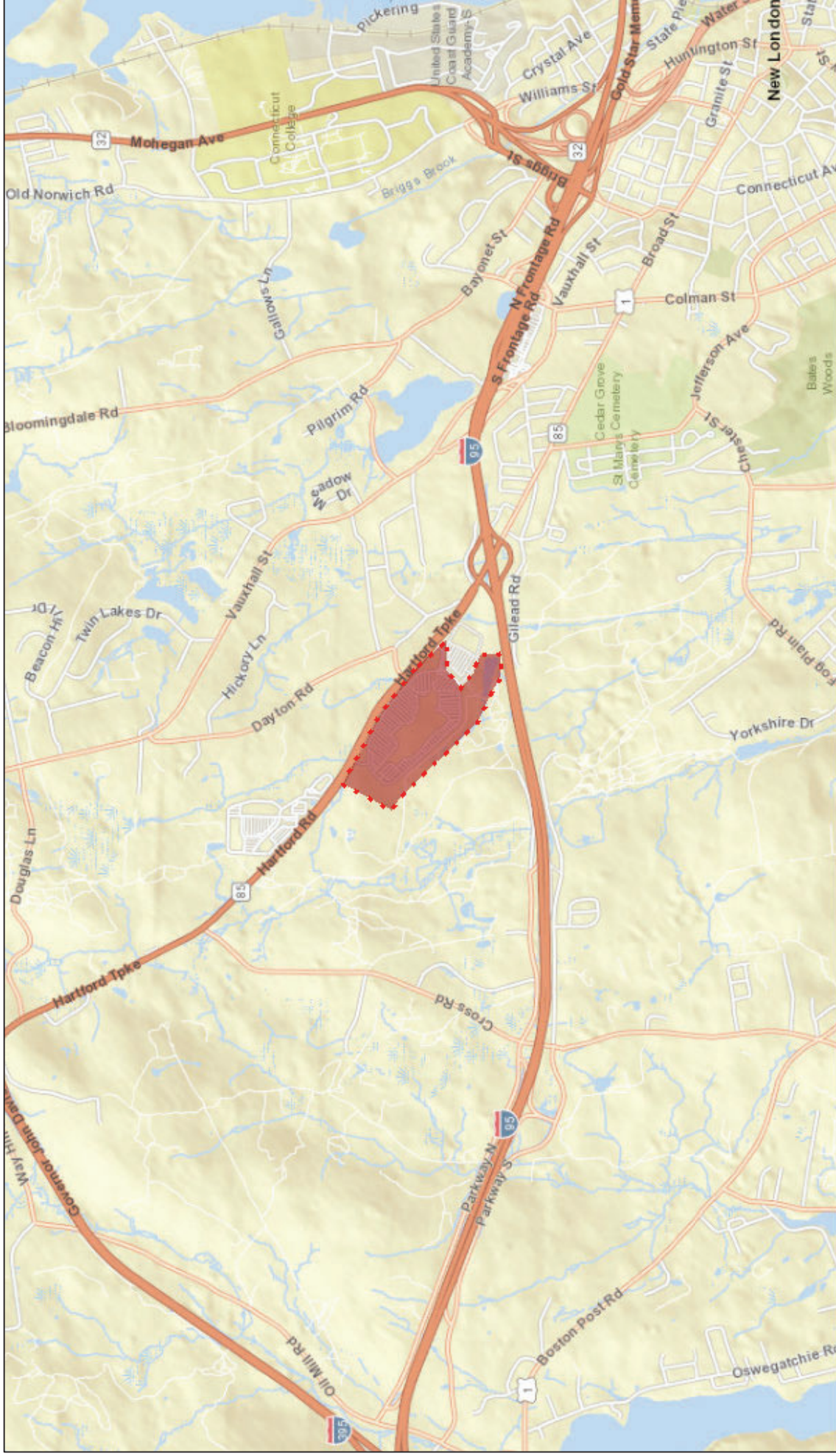
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database, 6th floor
79 Elm Street,
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

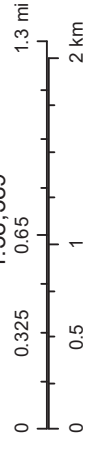
Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	Addition to an existing facility
Project Name:	Crystal Mall Adaptive Reuse
Project Description:	

Crystal Mall Adaptive Reuse Map



December 9, 2025

1:38,389



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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: Existing
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: Existing
- ☒ ☐ h. Is there a utility, drainage or other easement(s) on the site? Specify: Various; see Survey
- ☐ ☒ 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>
11/26/79	Waterford PZC	#79-02 - Special Permit (Original Crystal Mall approval)
11/26/79	Waterford PZC	#79-08 - Subdivision (Original Crystal Mall approval)
11/26/79	Waterford PZC	#79-13 - Site Plan (Original Crystal Mall approval)
7/23/03	Waterford PZC	PZ-2003-062 - Special Permit/Site Plan (Olive Garden)
7/23/03	Waterford PZC	PZ-2007-015 - Site Plan Modification (Bed Bath Beyond & Xmas Tree Shop)
9/8/08	Waterford PZC	PZ-2008-015 - Special Permit/Site Plan (Longhorn)

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): C-R / C-G	There are 6 parcels. Please see Zoning Compliance Table on plans	
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: Civil Engineer Telephone: 860-886-1966
Name: Kyle Haubert, P.E. Fax: _____
Company: CLA Engineers, Inc. Email: khaubert@claengineers.com
License(s)/ Accreditations: Professional Engineer License(s)/ Accreditation No(s): PEN.0024329

Discipline: Project Manager Telephone: 508-523-5526
Name: Bryan Donovan, P.E. Fax: _____
Company: DME Design, Inc. Email: bdonovan@dme-design.com
Licenses and/or Accreditations: Professional Engineer License/ Accreditation No(s): PEN.0034237

Discipline: Architect Telephone: 860-743-5917
Name: Chris Bockstael, AIA Fax: _____
Company: FCArchitects Email: cbockstael@fcarchitects.com
Licenses and/or Accreditations: Architect License/ Accreditation No(s): ARI.0009755

Discipline: Landscape Architect Telephone: 860-572-0784
Name: Chad Frost, PLA, ASLA Fax: _____
Company: Kent + Frost Landscape Architecture Email: cfrost@kentfrost.com
Licenses and/or Accreditations: Landscape Architect License/ Accreditation No(s): LAR.0000952

Discipline: Transportation Engineer Telephone: 978-474-8800
Name: Scott W. Thornton, P.E. Fax: _____
Company: Vanasse & Associates Inc. Email: sthornton@rdva.com
Licenses and/or Accreditations: Professional Engineer License/ Accreditation No(s): PEN.0027058

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

See Attached List

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

James Waldron

Applicant

John P Casey

Agent

Land Owner

Land Owner

Printed Name

James Waldron for Electric Boat Corp.

John P. Casey

Date

1/23/2026

1/23/2026

14. Supporting Documentation

<u>SHEET</u>	<u>DESCRIPTION</u>
ZC-100	Zoning Compliance & General Notes
MP-100	Master Plan
K-100	Key Map
L-000	Campus Master Plan
L-101	Landscape Notes
L-201 - L-207	Landscape Improvements
L-301 - L-307	Site Planting
L-401	Site Lighting
L-601 - L-606	Site Details
L-606	Landscape Details
C-201 - C-207	Grading, Drainage, Utility, and E&S Plans
C-301	Southern Traffic Circle Detail Plan
C-302	Southern Driveway Detail Plan
C-303	Northern Traffic Circle Detail Plan
C-304	CT Route 85 and Interstate 95 Interchange Improvements
CD-100	Stormwater Pollution Prevention Plan and Erosion & Sedimentation Control Details
CD-101 - CD-103	Civil Construction Details & Notes
CD-200 - CD-204	CTDOT Construction Details & Notes
Ex-1	Boundary Survey
Ex-2	Topographic Survey
A-100	Conceptual Zoning Plans
A-300	Zoning Elevations

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

James Waldron

James Waldron for Electric Boat Corp.

1/23/2026

Applicant

John P. Casey

John P. Casey

1/23/2026

Agent

Land Owner

Land Owner

Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application

List of Abutters within 150 feet

Parcel ID	Property Address	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
8300	3 AUSTIN STREET	CONNECTICUT STATE OF HIGHWAY DEPARTMENT	24 WOLCOTT HILL RD	WETHERSFIELD	CT	06109
156200	1 DAYTON PLACE	CHARTER OAK COMMONS OF NY LLC	546 FIFTH AVENUE	NEW YORK	NY	10036
158200	48 DAYTON ROAD	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385
286600	816 HARTFORD TURNPIKE	HOME DEPOT U S A INC	P O BOX 105842	ATLANTA	GA	30348-5842
286700	819 HARTFORD TURNPIKE	819 HARTFORD TURNPIKE LLC	1 JERICHO PLAZA	JERICHO	NY	11753
286900	823 HARTFORD TURNPIKE	CONNECTICUT LIGHT & POWER CO THE	PO BOX 270	HARTFORD	CT	06141
287000	829 HARTFORD TURNPIKE	WATERFORD PLAZA ASSOCIATES LLC	257 MAMARONECK AVE	WHITE PLAINS	NY	10605
288600	900 HARTFORD TURNPIKE	DAYTON HUDSON CORPORATION	PO BOX 9456	MINNEAPOLIS	MIN	55440-9456
288845	845 HARTFORD TURNPIKE	BFLO-WATERFORD ASSOCIATES LLC	7978 COOPER CREEK BLVD #100	UNIVERSITY PARK	FL	34201-2141
296804	915 HARTFORD TURNPIKE	BRIXMOR GA WATERFORD COMMONS LLC	C/O RE TAX TEAM	CONSHOHOCKEN	PA	19428
837100	105 WATERFORD PKWY NORTH	CONNECTICUT STATE OF HIGHWAY DEPARTMENT	24 WOLCOTT HILL RD	WETHERSFIELD	CT	06109

Robinson+Cole
Operating Account
LAW OFFICES
One State Street
Hartford, CT 06103-3102

BANK OF AMERICA

51-57/119 CT

Check Number **339350**

Date: January 22, 2026

Pay: Seven hundred sixty and 00/100***** \$ *****760.00*****

Void after 180 Days

PAY TOWN OF WATERFORD
TO THE 15 ROPE FERRY ROAD
ORDER OF: WATERFORD, CT 06385



⑈000339350⑈ ⑆011900571⑆ 000000154546⑈

Payee: TOWN OF WATERFORD
Vendor ID: TC00051

Check #: 339350
Check Date: 01/22/2026

Memo:

<u>Invoice Num</u>	<u>Session Date</u>	<u>Invoice Date</u>	<u>Narrative</u>	<u>Invoice Amount</u>
012226	1/22/2026	01/22/2026	Electric Boat Special Permit Application Fee	\$760.00
Invoice Totals:				\$760.00