



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: RELIGIOUS INSTITUTION Section: 2R 22

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: CONGREGATION BETH-EL, INC. If subdivision how many lots?: _____

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

- ☐ Private ☐ Public ☐ Both⁴

Parcel 1

Map/Block/Lot: 92/3715 / /

Street No. & Name: 33 KENYON ROAD

Size SF/AC: 112,709 SF 2.57 AC

Zoning District(s): R-20

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: C/O COOPERATION BETH EL WAYNE S. LARRICK
Title: PRINCIPAL
Company: WAYNE S. LARRICK ARCHITECTS
Address: 291 WHITNEY AVENUE
City/State: NEW HAVEN CT
Zip Code: 06511
Telephone: 203.770.1874 Fax: —

Applicant's Authority to File Application⁵

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

Email: WSLA291@TATTOO.COM

3. Agent Information; if applicable

Name: SAME AS ABOVE
Title: _____
Company: _____
Address: _____
City/State: _____
Zip Code: _____
Telephone: _____ Fax: _____

Specify Nature of Agent

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

Bar/License/Reg. No.: CT 3338
HCARB 81192
Email: _____

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'.

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

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

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

5.

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. *SEE ITBM 12. SEE ATTACHED.*

6.

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

7.

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. PRESERVES & PROTECTS NATURAL RESOURCES. ENHANCES

8.

% of Property

Yes	No	
☒	☐	a. Are inland wetlands present on site? Total SF/AC <u>9132 SF</u> / _____ <u>8.1%</u>
☐	☒	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> <u>ATTACHED</u>
☐	☒	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)

<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): <u>R-20</u>		
Item	Required	Proposed
Minimum Lot Size	20,000 SF	112,209 SF
Frontage	85 FT	199.38 FT
Front Yard	50 FT	378 FT
Side Yard	20 FT	39 FT & 50 FT
Rear Yard	50 FT	98 FT TO ACC. BLDG
Building Line		135 FT TO MAIN BLDG
Building Coverage	250%	3.60%
Parking ⁶	113 SEATS (40)	42
Landscaping		SEE SP. 1
Impermeable Coverage		27,630 SF 24.60%

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: ARCHITECT Telephone: 203.716.1874
Name: WAYNES LARRICK Fax: —
Company: WAYNES LARRICK ARCHITECTS Email: WGLA291@GAIL.COM
License(s)/
Accreditations: CT 3338 NCARB 81192 License(s)/
Accreditation No(s): CT 3338 NCARB 81192

Discipline: MEP-PP Telephone: 203.239.6818
Name: LARRY DEFILIPPO Fax: —
Company: GENERAL DRAFTING &
DESIGN, INC. Email: LODD@SNET.NET
Licenses and/or
Accreditations: CT 253 License/
Accreditation No(s): CT 253

Discipline: CIVIL ENGINEER Telephone: 203.245.0722
Name: MICHAEL OTT Fax: —
Company: SUMMERHILL ENGINEERS,
PC Email: OTIM@SUMMERHILL
ENGINEERS.COM
Licenses and/or
Accreditations: CT 10082 License/
Accreditation No(s): CT 10082

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

<u>RENDERING 6.27.23</u>	
<u>SURVEY 5.27.23</u>	
<u>ARCHITECTURAL 7.10.23, 1.22.24</u>	<u>SP.1, SD1-4</u>
<u>CIVIL 7.10.23, 1.22.24</u>	<u>COVER, CC.1-2, CI.1, C2.1-2, C3.1-3</u>
<u>MEP-FP 7.10.23, 12.20.23</u>	<u>EP1-2, EV1-2</u>

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

W. Lappick

W. Lappick

Michael J Cohen

Edward M. Goldberg

7.12.23, 1.29.24

7.12.23, 1.29.24

14-July-2023, 1.29.24

1/29/2024

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.

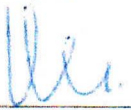
Electronic Data Accuracy and Transmission

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

W. Garrick

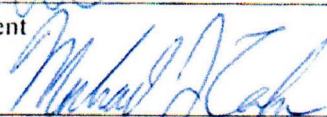
7.12.23, 1.29.24



Agent

W. Garrick

7.12.23, 1.29.24



Land Owner

Michael J Cohen

14-July-2023, 1.29.24



Land Owner

Edward M. Goldberg

1/29/2024

Section 4. Property Owner (s) and Parcel Information

President: Michael Cohen 70 Cove View Road, New London, CT
06320 cohenmj770@gmail.com 860-5013150

1st VP: Jeff Dubins 11 Michelle Lane, Mystic, CT
06355 nyjeff1958@gmail.com 860-961-0381

Treas. Ira Cohen 20 Paula Lane Waterford, CT
06386 ira.cohen@sbcglobal.net 860-912-2882

Sec'y Sarah Rogovin 58 Jeremy Hill Road Stonington, CT
06378 srogovin@snet.net 860-303-0549

Immediate Past Pres. Judy Engel 3 Spring Rock Rd East Lyme, CT
06333 judith.engel1@gmail.com 860-912-0600

Company: Congregation Beth El Inc, of New London PO Box 1310 New London, CT 27 Shaw Street, New
London, CT 06320 office@bethel-nl.org 860-442-0418

Section 5. Statement of Use:

Hours and Days of Operation:

Monday - Friday 8:30-3 pm occasional use from 7:30-9:00 pm

Saturday 10:00-2 pm

Sunday 9:00-2 pm occasional afternoon or evening use

Size of buildings 3800 square feet

Number of stories 1

Utilities servicing the parcel: water and sewer

Variances received 0

Number of Employees 3 part time employees, 1 full time employee

2023 Kenyon - LIST OF ABUTTERS

Parcel ID	Owner	Mailing Address	Mailing City	Mailing Sta	Mailing Zip	Address
332300	ABREGU JORGE	44 KENYON ROAD	WATERFORD	CT	06385	44 KENYON ROAD
722200	ACKART ERIN M	36 SOLIER DRIVE	WATERFORD	CT	06385	36 SOLIER DRIVE
331800	BARILKA MATTHEW	40 KENYON ROAD	WATERFORD	CT	06385	40 KENYON ROAD
6300	BARTELLI BRIAN F & ANGELA M	3 ANN ROAD	WATERFORD	CT	06385	3 ANN ROAD
330700	BARTELLI INVESTMENT GROUP LLC	3 ANN RD	WATERFORD	CT	06385	22 KENYON ROAD
330500	BLACKBURN DELPHINA W	20 KENYON ROAD	WATERFORD	CT	06385	20 KENYON ROAD
722600	BRADFORD JEANNETTE D	57 SOLIER DRIVE	WATERFORD	CT	06385	57 SOLIER DRIVE
6500	CHAPMAN DAVID M L/U & ELEANOR J L/U	3 ANN ROAD	WATERFORD	CT	06385	5 ANN ROAD
722500	CLEMENS LOUISE C L/U & CLEMENS DAVID R	53 SOLIER DRIVE	WATERFORD	CT	06385	53 SOLIER DRIVE
158300	COHANZIE FIRE COMPANY NO 5 INC	53 DAYTON RD	WATERFORD	CT	06385	53 DAYTON ROAD
331400	CONGREGATION BETH EL INC	PO BOX 1310	NEW LONDON	CT	06320	33 KENYON ROAD
812700	DAVID STEVEN P	666 VAUXHALL ST EXT	WATERFORD	CT	06385	666 VAUXHALL ST EXT
332000	DUMAS BRIAN & TAYLOR	41 KENYON ROAD	WATERFORD	CT	06385	41 KENYON ROAD
331700	EGGLESTON LARRY A	39 KENYON RD	WATERFORD	CT	06385	39 KENYON ROAD
332500	ELLIOTT ZACHARY T & CHELSEA M	46 KENYON ROAD	WATERFORD	CT	06385	46 KENYON ROAD
156603	GOLART ROBERT S & CAROL M	63 SOLIER DRIVE	WATERFORD	CT	06385	63 SOLIER DRIVE
331000	GUARNIERI JOSEPH	25 KENYON ROAD	WATERFORD	CT	06385	25 KENYON ROAD
332200	HANEY PATRICIA E	43 KENYON ROAD	WATERFORD	CT	06385	43 KENYON ROAD
332800	HARRIS FLORENCE L	50 KENYON RD	WATERFORD	CT	06385	50 KENYON ROAD
6400	JAMON ROLANDO M & BAMBI LYNN	4 ANN ROAD	WATERFORD	CT	06385	4 ANN ROAD
6600	KELLEY ALFRED S & MARY T	6 ANN RD	WATERFORD	CT	06385	6 ANN ROAD
330600	LAMARQUE JENNIFER L	21 KENYON ROAD	WATERFORD	CT	06385	21 KENYON ROAD
158900	LEMIEUX KENNETH A & JOANN	63 DAYTON RD	WATERFORD	CT	06385	63 DAYTON ROAD
332600	MACDONALD ROBERT	300 STATE STREET	NEW LONDON	CT	06320	47 KENYON ROAD
331300	MACUGAY LACEY SUSAN	32 KENYON ROAD	WATERFORD	CT	06385	32 KENYON ROAD
330900	MANDES JOHN	11 DEVONSHIRE DR	WATERFORD	CT	06385	23 KENYON ROAD
332100	MYERS TREVOR B & CRYSTAL	42 KENYON ROAD	WATERFORD	CT	06385	42 KENYON ROAD
331200	NORMAN ROBERT A + MUGOVERO RACHEAL L	30 KENYON ROAD	WATERFORD	CT	06385	30 KENYON ROAD
331600	OKO MARIE & GAYLE A & DAVID	36 KENYON ROAD	WATERFORD	CT	06385	36 KENYON ROAD
722400	OPEN SPACE					42 SOLIER DRIVE
331100	PAGE ANDREA J	27 KENYON ROAD	WATERFORD	CT	06385	27 KENYON ROAD
6100	PAPATHANASIOU HARILASO	186 LYNWOOD AVE	NEWTON	MA	02460	1 ANN ROAD
722701	ROESSLER ALAN F & LISA M	55 SOLIER DR	WATERFORD	CT	06385	55 SOLIER DRIVE
722300	SKAU TAMMY L & VERNON	40 SOLIER DRIVE	WATERFORD	CT	06385	40 SOLIER DRIVE
331500	STEAMER KEITH T	35 KENYON ROAD	WATERFORD	CT	06385	35 KENYON ROAD
332400	TABOR BRIAN M & TAMARA	45 KENYON RD	WATERFORD	CT	06385	45 KENYON ROAD
157300	TEMPLE EMANU-EL INC	BOX 288	WATERFORD	CT	06385	29 DAYTON ROAD
6200	TUCKER PAMELA V & MARK H	2 ANN ROAD	WATERFORD	CT	06385	2 ANN ROAD
722700	VOSE JAMES E & JANNET M	59 SOLIER DR	WATERFORD	CT	06385	59 SOLIER DRIVE
811700	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385	644 VAUXHALL ST EXT
722702	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385	61 SOLIER DRIVE

Wayne S. Garrick Architects

January 29, 2024

July 10, 2023

September 7, 2023

Re: Congregation Beth-El

33 Kenyon Road

Waterford, CT

Proposed Synagogue - Design Concept

Congregation Beth-El was founded 100 years ago in 1924. The congregation flourished for many years, growing significantly in size. As a result of demographics, the Congregation sold its large facility in New London and purchased 33 Kenyon Road in order to construct a smaller, more efficient facility for the existing congregation. The 2.6 acre site is located in a residential neighborhood of modest homes.

The new synagogue consists of a main sanctuary, a transition space to accommodate minimal overflow seating during the High Holy Days, a kitchen, storage room, entry, restrooms, an administrative office, Rabbi's study and conference room. The building is one story and approximately 3800 square feet.

When analyzing the program, it became apparent the scale and proportion of the building as well as security concerns were paramount. At 3800 square feet, it is larger than most of the surrounding residences, so while slightly more costly, the building has been located to the rear portion of the site in order to avoid adversely impacting the streetscape of the existing neighborhood. Also, by locating the structure toward the rear portion, it provides a certain level of security. Many of the homes are one or two story, therefore, the new synagogue is also one story which is consistent with the homes and provides easy accessibility for all.

Wayne S. Garrick

Architects

The building is quite contemporary, but the forms are consistent with early 19th century American residential architecture. The concept divides the project into the sanctuary pavilion, the administrative pavilion and the kitchen-storage structure. They are linked by wide common circulation areas. Materials consist of vertical siding, fiberglass shingle roof and storefront fenestration and doors. We anticipate the siding and window-door frames will be white, the roof charcoal. Each pavilion has a cupola with 12 windows which represent the 12 tribes of Israel. They may become stained glass as an opportunity for giving. The sanctuary ceiling is sloped toward the cupola in order to create a "sense of awe". The cupola in the administrative pavilion is in the attic. In the Jewish religion, the number 18 and any factor is considered to represent "good luck". Each pavilion is 36 feet square. There is an outdoor terrace for seasonal events and a separate storage building (192 SF) to the north.

One approaches the synagogue by a drive which leads to an entry circle, at the center, there is a sculpture garden with a Star of David, rather than a symbol on the building. To the north of the entry are 6 cedars commemorating the Holocaust and the 6 million Jewish people who perished. The bituminous parking area is designed to accommodate the number of vehicles as required by zoning, there is crushed stone area along the drive for 10% over-flow parking. This is to minimize impervious surface. The drive is designed to provide an 'aillee' from the entrance on Kenyon to the building. The varieties are noted on the landscape plan.

In summary, we believe the proposed synagogue design is consistent and considerate of the surrounding neighborhood, responsive to the Congregation's needs and will provide a home to the members for many years to come.

Respectfully,

Wayne S. Garrick
Architect NCARB



Scale: 1"=60 ft.

2016 Aerial Photo

Kenyon Road

Natural Diversity Data Base

Areas

WATERFORD, CT

June 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 (NDDB) 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 NDDB Areas.

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

Connecticut
Department of Energy &
Environmental Protection

