

Project Narrative

WnT Groton Properties, LLC
117 Long Hill Road
Groton, Connecticut

The existing 2.81 acre site is a former restaurant with associated parking lots in the CR zone. The site has frontage along Kings Highway, Long Hill Road, and Bridge Street. Currently utilizing two curb cuts off of Kings Highway and one off of Bridge Street.

There are no wetlands on site, however, there are wetlands located on State of Connecticut property to the east. These wetlands were flagged by Ian T. Cole on February 20, 2024 and located by Cole Civil + Survey as depicted on the maps and plans.

The proposed plan will utilize the structure of the existing building while updating the exterior appearance and adding additional indoor and outdoor seating areas on the southwest side of the building. The plan also proposed to modify the existing parking areas and formalize all parking bringing it up to the new codes and regulations. This includes the addition of EV Charging infrastructure and clearer circulation throughout the site.

The modifications will have little to no impact to the level of service on roadways as the existing and proposed uses remain the same; and the proposal also eliminates one curb cut from Kings Highway.

The new parking lots will be properly landscaped and illuminated with 8 new shade trees proposed and also 5 new street trees proposed. The total number of parking spaces falls right in the middle of the required minimum and maximum parking per the regulations (120-172) with 149 total spaces proposed. The applicant having many restaurants of this type is confident this will adequately serve its patrons and staff. Internal sidewalks and crosswalks have also been proposed to promote safe internal pedestrian movement throughout the site.

The proposal also formalizes the Stormwater Management System on the site and provides much improved water quality measures to the site in the form of infiltration trenches, filter strips, underground stormwater storage, and a water quality basin on site. These measures provide a zero increase in runoff offsite and over 100% of the required water quality volumes on site.

The proposal has no direct wetland impact. Upland review area impacts are limited to areas which were already disturbed/developed and an area of regrading southwest of the wetland, which also fall downhill of the wetland and no runoff will impact the wetland. The already disturbed area of the upland review area will have a new addition and redesigned parking lots to the east of the building.