

# SPECIAL PERMIT NARRATIVE

**DATE:** 04/10/2024

**PREPARED BY:** BL Companies

**PROJECT NAME:** 350 Long Hill Road Site Improvements

**PROJECT NUMBER:** 2302578

## **Description of the Subject Site**

The proposed regulated activity at 350 Long Hill Road within the Town of Groton, Connecticut, involves site improvements on an existing  $\pm 1.751$ -acre parcel. The primary components of the project include renovation of the existing  $\pm 5,057$  S.F. restaurant building and modifications to the existing parking facilities, utilities, stormwater system, and landscaping. Specifically, the existing building will be divided into two uses: a coffee shop with a drive-through occupying approximately  $\pm 2,866$  S.F. and a health care office occupying approximately  $\pm 2,191$  S.F. Additionally, adjustments to the site's stormwater management system are necessary to ensure compliance with local and state regulations. No wetland exists on site, but the subject site is within the 100-foot upland review area for wetlands located adjacent to the site.

## **Description of the Surrounding Area**

The area surrounding the subject site in general consists of commercial and residential zoned lots. Neighboring structures within a 200-foot boundary of the site include single family residences, three story apartment buildings, a two-story apartment building, and a four-story hotel. Offsite to the north of the subject site on 334 Long Hill Road and 60 Colver Avenue, a wetland area is present based on the "Existing Conditions Plan of 334 Long Hill Road Groton, Connecticut", prepared for Nick Sahn, Dated May 3rd, 2021, revised December 7th, 2021, prepared by Fedus Engineering, LLC.

## **Special Permit Applicability**

The proposed site plan includes renovation of the existing restaurant building, parking facilities utilities, stormwater system, and landscaping. The existing building is proposed to be split between a coffee shop with drive-through and health care office. The subject site lies within the commercial neighborhood (CN) zone. A special permit is required in the CN zone for a restaurant with accessory drive-through facilities. The proposed coffee shop will require a special permit for the accessory drive-through.

## **Site Plan Objectives**

The proposed site plan meets objectives laid out in the Groton zoning regulations by maintaining good circulation around the site, providing adequate stacking for the drive-through, improving the landscaping, and reducing the overall impact of the site in the upland review area. The circulation around the site includes two-way, 24-foot drives for easy circulation around the parking facilities and a one way, 18-foot drive that provides a bypass lane for the drive-through and circulation to the angled parking spaces. The proposed drive-through provides 15 stacking spaces with 7 before the ordering board and 1 stacking space after the pickup window to maintain safe and efficient traffic flow. The proposed landscaping will protect as many existing trees as possible and add 9 new trees to the proposed site plan. The total number of trees will increase to 27, an increase of 7 trees over existing. Additionally, all disturbed areas will be seeded to improve the overall look of the site and to prevent erosion. The proposed site plan will reduce the impacts to the upland review area by removing impervious area within the upland review area. The subject site contains 2,894 S.F. of upland review area in the northern corner of the site. The existing site plan contains 1,886 S.F. of impervious within this upland review area. The proposed site plan will reduce the impervious area by 12%, bringing this down to 1,653 S.F.