

SPECIAL USE PERMIT APPLICATION FORM

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Please submit original and 15 copies of this application, relevant plans and impact statement

FOR OFFICE USE ONLY

Application Number:

PZ20175VP

Official Date of Receipt:

8/18/20

Applicant:

WinnDevelopment Company LP

Mailing Address:

One Washington Mall, Suite 500, Boston, MA 02108

Telephone Number:

(617) 532-2185

Email Address:

mrobayna@winnco.com

Property Owner:

Frank DeCiantis, Trustee & Frank DeCiantis

Mailing Address:

2855 Gaynel Drive, Powhatan, VA 23139

Telephone Number:

N/A

Email Address:

N/A

Project Leader*:

William R. Sweeney, Esq.

Mailing Address:

P.O. Box 58, New London, CT 06320

Telephone Number:

(860) 447-0335

Email Address:

wrsweeney@tcors.com

Property Location:

27 West Broad Street & 15 Coggsell Street

Parcel Information:

Map

1

Block

4

Lot

18 & 19

Zoning District:

PV-5

Lot Size:

1.89 acres

* Project Leader is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town.

Fire District:

Pawcatuck

Harbor Management District:

N/A

Water Supply:

☒ Public ☐ Private

Sewage Disposal:

☒ Public ☐ Private

Flood Zone:

AE10

Wetlands:

☐ Tidal ☒ Inland

Is any portion of the property within 500 feet of the Town Boundary?

☒ Yes ☐ No

Is any portion of the property within the CAM Overlay District?

☐ Yes ☒ No

Is any portion of the property within the GPP Overlay District?

☐ Yes ☒ No

Project Description: Overall development size in square feet, dimensions, intended use and other pertinent information about the proposal.

Affordable Housing Project pursuant to C.G.S. Section 8-30g consisting of 82 affordable housing units with associated parking and amenities. See attached documentation for additional information.

List all previous petitions that have been made with respect to the property(ies) before the Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands and Watercourses Commission:

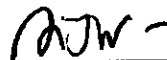
N/A

The undersigned owner, or agent, hereby consents to necessary and proper inspections of the property by agents of the Commission at reasonable times both before and after a permit is granted.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. Owner certifies that he/she is the owner of the property listed on this application. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked, by the Commission or its agents.

WinnDevelopment Company LP

Applicant Printed Name



Applicant Signature

Frank DeCiantis, Trustee & Frank DeCiantis

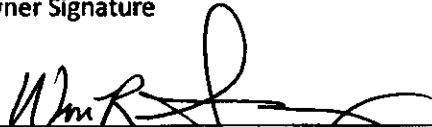
Owner Printed Name

See attached authorization

Owner Signature

William R. Sweeney, Esq.

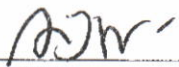
Project Leader Printed Name



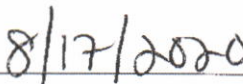
Project Leader Signature

For Special Use Permit Applications Involving a Site Plan Review, please read and endorse below

I hereby consent to one or more extensions of the time period as stated in the Connecticut General Statutes Section 8-7d, if required, for action by the Planning and Zoning Commission, on action pertaining to the Site Plan Review component of the Special Use Permit.
WinnDevelopment Company LP



Applicant Signature
Frank DeCiantis, Trustee & Frank DeCiantis

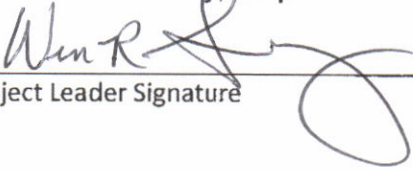


Date

see attached authorization

Owner Signature
William R. Sweeney, Esq.

Date



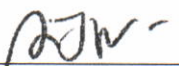
Project Leader Signature



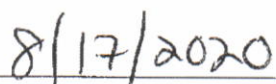
Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.
WinnDevelopment Company LP



Applicant Signature
Frank DeCiantis, Trustee & Frank DeCiantis

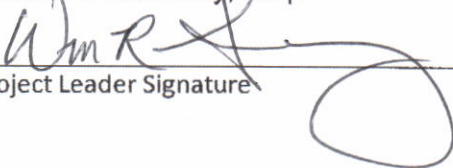


Date

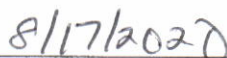
see attached authorization

Owner Signature
William R. Sweeney, Esq.

Date



Project Leader Signature



Date

July 23, 2020

To whom it may concern:

I, Frank C. DeCiantis, acting both as Successor Trustee of the Helen C. DeCiantis Trust and additionally in my individual capacity, hereby grant authorization to WinnDevelopment Company LP and their attorney, William R. Sweeney, Esq., to submit any and all land use and other governmental applications and extensions for the development of an affordable housing project involving the property located at 27 West Broad Street and 15 Coggswell Street in Pawcatuck, Connecticut.

Sincerely,

Frank C. DeCiantis, Successor Trustee
Helen C. DeCiantis Trust

Frank C. DeCiantis
Successor Trustee
Helen C. DeCiantis Trust

Frank C. DeCiantis
Frank C. DeCiantis, individually

Waiver Requests

Waivers are hereby sought for the Archeological Study, Soil Report, Shadow Plan, School Impact Evaluation Report, and Phasing Requirements. The existing site is a heavily disturbed, historically industrial site, which was significantly impacted by its former use and recent demolition activities and is underlain with urban fill. As such, an Archeological Study and Soil Report are unnecessary. The proposed building is built into the existing hillside along the Amtrak rail line and is located behind existing commercial uses along West Broad and Coggswell Streets, rendering a Shadow Plan unnecessary as there is no potential to negatively impact adjacent properties. The School Evaluation Report is inapplicable as any potential impact, which is likely to be negligible, is not a legally supportable basis for consideration in a Section 8-30g application. No phasing requirements are required as the project is proposed to be built in a single phase.

WINNDEVELOPMENT COMPANY LP
CAMPBELL GRAIN REDEVELOPMENT
27 WEST BROAD STREET & 15 COGGSWELL STREET
AFFORDABLE HOUSING PROJECT STATEMENT

The subject application entails an Affordable Housing Project submitted pursuant to Section 8-30g of the Connecticut General Statutes consisting of 82 housing units with associated parking and amenities located at the former Campbell Grain Mill property at 27 West Broad Street and 15 Coggswell Street in Pawcatuck, Connecticut. The existing property is currently vacant with the exception of the foundations of the former mill building and a small accessory garage. The property encompasses approximately 1.89 acres and has direct access from the end of Coggswell Street and an access easement over adjacent property out to West Broad Street. The property is located adjacent to and below the Amtrak rail line and has frontage on the Pawcatuck River. The surrounding land uses are primarily commercial in nature. The property is currently zoned Pawcatuck Village (PV-5) District.

The proposed Affordable Housing Project entails the construction of a five-story 115,864 s.f. apartment building. The apartment building would include four stories of multi-family rental units atop a parking garage built into the existing grade of the site and in a similar location and massing as the former mill building. The building height is just under 52 ft. above average grade. The exterior materials are proposed as a variety of fiber cement lap siding as well as metal and fiber cement vertical panels in varying patterns and neutral toned colors that provide variation across the articulation of the building façade, again borrowing from the appearance of historic mill architecture. The proposed landscaping plan is intended to provide a variety of attractive plantings around the perimeter of the property and the building, maximizing the constrained space available to add to the aesthetic appeal of the development and amenity spaces along the river. The building design and layout of the site attempts to honor the historic use of the site with a new and energy efficient building targeted to meet the community's need for expanded inclusive housing options.

The rental apartments will be broken down into 4 studio/efficiency units (573 s.f.), 35 one-bedroom units (662 - 709 s.f.), 31 two-bedroom units (914 - 1,063 s.f.), and 12 three-bedroom units (1,246 - 1,371 s.f.). The apartment building is serviced by two internal stair towers and two elevators. Both indoor and outdoor amenity spaces are provided along with other common areas. The outdoor amenity space includes passive open space along the Pawcatuck River along with a proposed easement in favor of the Town of Stonington for the future construction of a river walk and other related infrastructure. A total of 92 parking spaces, located within the parking garage and in the surface lots surrounding the building, will serve the project, in excess of what is required per the zoning requirements. The property is located partially within a special flood hazard area associated with the Pawcatuck River with a base flood elevation of 10 ft. above sea level. All structural members for the first floor of residential units are elevated well above this base flood elevation and compensatory storage has been provided onsite.

Primary access to the site is available from the curb cut on the end of Coggswell Street and additionally over the access easement out to West Broad Street through an alleyway. The enclosed Traffic Report indicates that the additional traffic generated from the development is minimal and will have no adverse impact to the level of service of nearby intersections or overall traffic congestion and safety. Nevertheless, the project proposes some offsite traffic mitigation measures, including lane restriping along West Broad Street, to improve existing conditions and enhance the safety of turning movements at the intersection of West Broad Street and Coggswell Street. These proposed improvements are under the jurisdiction of the CTDOT. The development will be served by all available public utilities, including sanitary sewer and public water. Existing drainage from the site will be collected in a catch basin system and will flow through a subsurface water quality unit before being discharged to the storm water system in Coggswell Street.

The proposed housing units are designed to provide inclusive, mixed income housing opportunities to the Stonington community. Stonington is subject to the provisions of Section 8-30g as only 5.93% of its housing stock was determined to be affordable in 2019, far less than the 10% required to place the community on the exemption list. The average median income (AMI) for a four person household in the Norwich-New London Metropolitan Area, which includes Stonington, is currently \$91,800. Pursuant to Section 8-30g, the property will be subject to a restrictive covenant for forty years which will require at least 30% of the housing units to be leased to households with an income of 80% AMI or less. The Applicant intends to utilize the Federal Low Income Housing Tax Credit Program (LIHTC), as administered by the Connecticut Housing Finance Authority (CHFA), to finance the project's construction. In connection with its LIHTC application, the Applicant is proposing that 30% of the units are leased at market rates without any income restriction, 15% of the units will be leased to households with an income of 80% AMI or less, 40% of the units will be leased to households with an income of 50% AMI or less, and 15% of the units will be leased to households with an income of 30% AMI or less. These proposed percentages exceed the minimum requirements for affordable housing projects under Section 8-30g. Please see the enclosed Affordability Plan for additional information.

It should be noted that the subject application does not comply with certain Zoning Regulations applicable to the PV-5 District. Specifically, while attached housing uses are specially permitted, the density proposed exceeds the base density allowance of 8.7 units per acre. Likewise, while there are some flexible provisions for mixed use projects, the proposed development exceeds maximum building height allowances and does not comply with parking location, buffer requirements, and other bulk and dimensional standards. However, under Section 8-30g of the Connecticut General Statutes, the Commission cannot deny an application for an Affordable Housing Project due to zoning compliance alone. In fact, the Commission is required to grant approval to any such qualifying project except where the Commission can prove, based upon the evidence in the record, that a denial is necessary to protect substantial public interests in health, safety or other matters which the commission may legally consider, such public interests clearly outweigh the need for affordable housing, and such public interests cannot be protected by reasonable changes to the affordable housing development.

2019 Affordable Housing Appeals List - Exempt Municipalities

Town	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA /USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Ansonia	8,148	349	752	140	9	1,250	15.34%
Bloomfield	9,019	558	99	341	0	998	11.07%
Bridgeport	57,012	6,395	4301	916	19	11,631	20.40%
Bristol	27,011	1,908	884	1,102	0	3,894	14.42%
Danbury	31,154	1,590	1254	571	296	3,711	11.91%
Derby	5,849	275	281	110	0	666	11.39%
East Hartford	21,328	1,592	869	1030	0	3,491	16.37%
East Windsor	5,045	559	43	105	0	707	14.01%
Enfield	17,558	1,340	219	652	7	2,218	12.63%
Groton	17,978	3,727	99	376	10	4,212	23.43%
Hartford	51,822	10,394	8,474	1514	0	20,382	39.33%
Killingly	7,592	520	147	201	0	868	11.43%
Manchester	25,996	1,851	962	964	32	3,809	14.65%
Meriden	25,892	1,962	1,249	1038	11	4,260	16.45%
Middletown	21,223	3,019	1,068	520	25	4,632	21.83%
New Britain	31,226	2,913	1,550	1151	117	5,731	18.35%
New Haven	54,967	9,407	6,721	1009	478	17,615	32.05%
New London	11,840	1,598	507	502	96	2,703	22.83%
North Canaan	1,587	148	1	14	0	163	10.27%
Norwalk	35,415	2,169	1,425	427	636	4,657	13.15%
Norwich	18,659	2,221	789	562	0	3,572	19.14%
Plainfield	6,229	377	173	228	0	778	12.49%
Putnam	4,299	383	64	84	0	531	12.35%
Stamford	50,573	4,210	1,913	434	1270	7,827	15.48%
Torrington	16,761	908	406	538	17	1,869	11.15%
Vernon	13,896	1,509	439	383	12	2,343	16.86%
Waterbury	47,991	5,344	3,290	1787	21	10,442	21.76%
West Haven	22,446	1,024	1,756	456	0	3,236	14.42%
Winchester	5,613	349	168	90	0	607	10.81%
Windham	9,570	1,763	594	368	0	2,725	28.47%

2019 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA /USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Andover	1,317	18	1	29	0	48	3.64%
Ashford	1,903	32	0	35	0	67	3.52%
Avon	7,389	244	13	43	0	300	4.06%
Barkhamsted	1,589	0	6	20	0	26	1.64%
Beacon Falls	2,509	0	3	46	0	49	1.95%
Berlin	8,140	556	54	138	10	758	9.31%
Bethany	2,044	0	2	12	0	14	0.68%
Bethel	7,310	152	27	157	78	414	5.66%
Bethlehem	1,575	24	1	9	0	34	2.16%
Bolton	2,015	0	1	28	0	29	1.44%
Bozrah	1,059	0	3	30	0	33	3.12%

Branford	13,972	233	60	176	0	469	3.36%
Bridgewater	881	0	0	1	0	1	0.11%
Brookfield	6,562	155	23	111	77	366	5.58%
Brooklyn	3,235	189	9	70	0	268	8.28%
Burlington	3,389	27	0	44	0	71	2.10%
Canaan	779	1	4	4	1	10	1.28%
Canterbury	2,043	76	1	64	0	141	6.90%
Canton	4,339	211	17	49	32	309	7.12%
Chaplin	988	0	0	36	0	36	3.64%
Cheshire	10,424	258	22	97	17	394	3.78%
Chester	1,923	23	3	16	0	42	2.18%
Clinton	6,065	105	8	58	0	171	2.82%
Colchester	6,182	364	35	146	4	549	8.88%
Colebrook	722	0	1	6	1	8	1.11%
Columbia	2,308	24	2	63	0	89	3.86%
Cornwall	1,007	28	2	3	0	33	3.28%
Coventry	5,099	103	5	133	20	261	5.12%
Cromwell	6,001	212	8	197	0	417	6.95%
Darien	7,074	136	11	2	104	253	3.58%
Deep River	2,096	26	5	30	0	61	2.91%
Durham	2,694	36	1	27	0	64	2.38%
East Granby	2,152	72	1	43	0	116	5.39%
East Haddam	4,508	73	5	59	0	137	3.04%
East Hampton	5,485	70	5	86	25	186	3.39%
East Haven	12,533	542	152	313	0	1,007	8.03%
East Lyme	8,458	396	20	90	19	525	6.21%
Eastford	793	0	0	16	0	16	2.02%
Easton	2,715	0	0	2	15	17	0.63%
Ellington	6,665	260	5	107	0	372	5.58%
Essex	3,261	58	4	21	16	99	3.04%
Fairfield	21,648	231	115	63	126	535	2.47%
Farmington	11,106	470	107	143	155	875	7.88%
Franklin	771	27	1	16	0	44	5.71%
Glastonbury	13,656	604	44	131	2	781	5.72%
Goshen	1,664	1	0	4	0	5	0.30%
Granby	4,360	85	1	47	5	138	3.17%
Greenwich	25,631	863	459	16	33	1,371	5.35%
Griswold	5,118	137	53	165	0	355	6.94%
Guilford	9,596	186	10	35	0	231	2.41%
Haddam	3,504	22	1	27	0	50	1.43%
Hamden	25,114	937	725	512	4	2,178	8.67%
Hampton	793	0	1	13	0	14	1.77%
Hartland	856	2	0	4	0	6	0.70%
Harwinton	2,282	22	4	33	0	59	2.59%
Hebron	3,567	56	3	44	0	103	2.89%
Kent	1,665	58	4	5	0	67	4.02%
Killingworth	2,598	0	0	19	5	24	0.92%
Lebanon	3,125	26	3	83	0	112	3.58%
Ledyard	5,987	32	7	225	0	264	4.41%
Lisbon	1,730	2	0	60	0	62	3.58%
Litchfield	3,975	140	2	25	19	186	4.68%
Lyme	1,223	0	0	4	8	12	0.98%
Madison	8,049	90	2	11	33	136	1.69%
Mansfield	6,017	175	130	100	2	407	6.76%
Marlborough	2,389	24	1	27	0	52	2.18%

Middlebury	2,892	77	4	26	20	127	4.39%
Middlefield	1,863	30	3	19	1	53	2.84%
Milford	23,074	726	227	199	74	1,226	5.31%
Monroe	6,918	32	2	54	8	96	1.39%
Montville	7,407	81	54	259	0	394	5.32%
Morris	1,314	20	4	7	0	31	2.36%
Naugatuck	13,061	493	317	349	0	1,159	8.87%
New Canaan	7,551	175	22	4	21	222	2.94%
New Fairfield	5,593	0	4	63	17	84	1.50%
New Hartford	2,923	12	7	54	15	88	3.01%
New Milford	11,731	307	42	172	17	538	4.59%
Newington	13,011	531	116	472	36	1,155	8.88%
Newtown	10,061	134	9	98	26	267	2.65%
Norfolk	967	21	2	4	0	27	2.79%
North Branford	5,629	62	12	51	0	125	2.22%
North Haven	9,491	343	57	93	23	516	5.44%
North Stonington	2,306	0	0	29	6	35	1.52%
Old Lyme	5,021	60	1	18	3	82	1.63%
Old Saybrook	5,602	50	10	22	73	155	2.77%
Orange	5,345	46	8	13	6	73	1.37%
Oxford	4,746	36	4	32	0	72	1.52%
Plainville	8,063	205	53	298	22	578	7.17%
Plymouth	5,109	178	16	195	0	389	7.61%
Pomfret	1,684	32	2	13	0	47	2.79%
Portland	4,077	185	88	73	0	346	8.49%
Preston	2,019	40	6	40	0	86	4.26%
Prospect	3,474	0	7	52	0	59	1.70%
Redding	3,811	0	1	17	0	18	0.47%
Ridgefield	9,420	175	6	34	69	284	3.01%
Rocky Hill	8,843	235	45	195	0	475	5.37%
Roxbury	1,167	19	0	5	0	24	2.06%
Salem	1,635	0	2	30	0	32	1.96%
Salisbury	2,593	24	2	2	14	42	1.62%
Scotland	680	0	1	25	0	26	3.82%
Seymour	6,968	262	29	114	0	405	5.81%
Sharon	1,775	32	1	2	0	35	1.97%
Shelton	16,146	254	46	124	82	506	3.13%
Sherman	1,831	0	1	7	0	8	0.44%
Simsbury	9,123	289	50	93	0	432	4.74%
Somers	3,479	146	7	33	0	186	5.35%
South Windsor	10,243	443	52	228	9	732	7.15%
Southbury	9,091	90	5	39	0	134	1.47%
Southington	17,447	499	69	329	51	948	5.43%
Sprague	1,248	20	13	29	1	63	5.05%
Stafford	5,124	257	25	125	0	407	7.94%
Sterling	1,511	0	7	29	0	36	2.38%
Stonington	9,467	441	24	96	0	561	5.93%
Stratford	21,091	524	424	366	33	1,347	6.39%
Suffield	5,469	296	3	50	15	364	6.66%
Thomaston	3,276	104	7	91	0	202	6.17%
Thompson	4,171	151	14	51	0	216	5.18%
Tolland	5,451	90	2	95	3	190	3.49%
Trumbull	13,157	315	20	92	189	616	4.68%
Union	388	0	0	5	0	5	1.29%
Voluntown	1,127	20	1	27	0	48	4.26%
Wallingford	18,945	354	123	309	35	821	4.33%

Warren	811	0	0	1	0	1	0.12%
Washington	2,124	14	3	4	23	44	2.07%
Waterford	8,634	123	35	257	0	415	4.81%
Watertown	9,096	205	29	218	0	452	4.97%
West Hartford	26,396	643	837	361	250	2,091	7.92%
Westbrook	3,937	140	5	28	29	202	5.13%
Weston	3,674	0	2	6	0	8	0.22%
Westport	10,399	265	59	3	50	377	3.63%
Wethersfield	11,677	705	111	287	0	1,103	9.45%
Willington	2,637	160	4	35	0	199	7.55%
Wilton	6,475	158	6	15	52	231	3.57%
Windsor	11,767	154	269	436	26	885	7.52%
Windsor Locks	5,429	137	162	234	0	533	9.82%
Wolcott	6,276	313	9	174	0	496	7.90%
Woodbridge	3,478	30	8	5	0	43	1.24%
Woodbury	4,564	60	3	29	0	92	2.02%
Woodstock	3,582	24	0	33	0	57	1.59%
	1,470,724	90,396	45,438	29,038	5,157	172,277	

Town of Stonington, Connecticut
Abutters List - 15 Coggswell Street

Parcel ID	Site Address	Owner Name	Co Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1/4/2016	9 COGGSWELL ST	VACCA ARCHITECTURAL WOODWORKING LLC		9 COGGSWELL ST	PAWCATUCK	CT	06379-0000
1/4/2018	27 W BROAD ST	DECANTIS FRANK C TRUSTEE		2855 GAYNEL DR	POWHATAN	VA	23139-0000
1/4/2019	15 COGGSWELL ST	DECANTIS FRANK		2855 GAYNEL DR	POWHATAN	VA	23139-0000
1-5-5-25	6 COGGSWELL ST 25	ROSEN JUDD & DALE		6 COGGSWELL ST	PAWCATUCK	CT	06379-0000
1-5-5-14	4 COGGSWELL ST #14	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-10	4 COGGSWELL ST #10	TIMMONS THOMAS J & WARD KAREN A		4 COGGSWELL ST UNIT 10	PAWCATUCK	CT	06379-1600-0000
1-5-5-9	4 COGGSWELL ST 9	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-7	4 COGGSWELL ST #7	GARRY DAVID M		4 COGGSWELL ST UNIT 7	PAWCATUCK	CT	06379-0000
1-5-5-6	4 COGGSWELL ST 6	MONAHAN ANDREW		4 COGGSWELL ST 6	PAWCATUCK	CT	06379-0000
1-5-5-4	4 COGGSWELL ST 4	BODOFF GARY		36 PROSPECT AVE	OSSINING	NY	10562-0000
1-5-5-3	4 COGGSWELL ST 3	BLESSING RYAN M		4 COGGSWELL ST UN 3	PAWCATUCK	CT	06379-0000
1-5-5-2	4 COGGSWELL ST 2	NYKAZA NICHOLAS J		4 COGGSWELL ST UNIT 2	PAWCATUCK	CT	06379-0000
1-5-5-1	4 COGGSWELL ST 1	TIVEN BENJAMIN N		117 OAK ST	WESTERLY	RI	02891-0000
1-5-5-11	4 COGGSWELL ST 11	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-5	4 COGGSWELL ST 5	ELDER WENDY J		2314 CYPRESS BND DR U511	POMPAHO BEACH	FL	33069-0000
1-5-5-12	4 COGGSWELL ST 12	MOORE SUZANNE R		167 COVE RD	STONINGTON	CT	06378-0000
1-5-5-8	4 COGGSWELL ST #8	MARINI SHARON & FRANK C		4 COGGSWELL ST UNIT 8	PAWCATUCK	CT	06379-0000
1-5-5-13	4 COGGSWELL ST 13	UTTER NICHOLAS C & EILEEN H		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-24	5 W BROAD ST #24	QUARATELLA SCOTT		7 PIEZZO DR	WESTERLY	RI	02891-0000
1-5-5-23	5 W BROAD ST #23	QUARATELLA SCOTT		7 PIEZZO DR	WESTERLY	RI	02891-0000
1-5-5-22	5 W BROAD ST #22	BCM PROPERTIES LLC		72 GREENHAVEN RD	PAWCATUCK	CT	06379-0000
1-5-5-21	5 W BROAD ST #21	DETELJ TINA A		11 SHORE DR	STONINGTON	CT	06378-0000
1-5-5-19	5 W BROAD ST #19	SIMMONS SHANE		5 W BROAD ST #19	PAWCATUCK	CT	06379-0000
1-5-5-18	5 W BROAD ST #18	BOGLE CHRISTOPHER W & LUKOMSKA MARTA A		5649 1/2 CLEMSON ST	LOS ANGELES	CA	90015-4609-0000
1-5-5-17	5 W BROAD ST #17	BONNASSIEUX ALEXANDRE P		133 HIGH MEADOW	MYSTIC	CT	06355-0000
1-5-5-16	5 W BROAD ST #16	WOOLRICH BRENDAN C		2 GALLUP ST	GROTON	CT	06340-0000
1-5-5-15	5 W BROAD ST #15	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-14	5 W BROAD ST #14	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-13	5 W BROAD ST #13	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-12	5 W BROAD ST #12	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-11	5 W BROAD ST #11	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-10	5 W BROAD ST #10	MOODY CARLA M		711 LOVE LA	E GREENWICH	RI	02818-0000
1-5-5-9	5 W BROAD ST #9	UNKNOWN		NA	NA	NA	NA-0000
1-5-5-8	5 W BROAD ST #8	UNKNOWN		NA	NA	NA	NA-0000

Town of Stonington, Connecticut
Abutters List - 27 West Broad Street

Parcel ID	Site Address	Owner Name	Co Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1/4/2004	43 W BROAD ST	43 WEST BROAD STREET LLC		CHRISTOPHER BILLIAS	WESTERLY	RI	02891-2416-0000
1/4/2006	37-39 W BROAD ST	37-39 WEST BROAD STREET LLC		108 SHORE RD	WESTERLY	RI	02891-0000
1/4/2007	29 W BROAD ST	29 WEST BROAD STREET LLC		4 MECHANIC ST	PAWCATUCK	CT	06379-0000
1/4/2009	25 W BROAD ST	25 WEST BROAD ST LLC		1 HAMILTON RD	WESTERLY	RI	02891-0000
1/4/2010	1 COGGSWELL ST	25 WEST BROAD STREET LLC		1 HAMILTON RD	WESTERLY	RI	02891-0000
1/4/2013	5 COGGSWELL ST	JPM MANAGEMENT LLC		9 COGGSWELL ST	PAWCATUCK	CT	06379-0000
1/4/2016	9 COGGSWELL ST	VACCA ARCHITECTURAL WOODWORKING LLC		9 COGGSWELL ST	PAWCATUCK	CT	06379-0000
1/4/2018	27 W BROAD ST	DECANTIS FRANK C TRUSTEE		2855 GAYNEL DR	POWHATAN	VA	23139-0000
1/4/2019	15 COGGSWELL ST	DECANTIS FRANK		2855 GAYNEL DR	POWHATAN	VA	23139-0000
1-5-5-25	6 COGGSWELL ST 25	ROSEN JUDD & DALE		6 COGGSWELL ST	PAWCATUCK	CT	06379-0000
1-5-5-14	4 COGGSWELL ST #14	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-10	4 COGGSWELL ST #10	TIMMONS THOMAS J & WARD KAREN A		4 COGGSWELL ST UNIT 10	PAWCATUCK	CT	06379-1500-0000
1-5-5-9	4 COGGSWELL ST 9	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-7	4 COGGSWELL ST #7	GARRY DAVID M		4 COGGSWELL ST UNIT 7	PAWCATUCK	CT	06379-0000
1-5-5-6	4 COGGSWELL ST 6	MONAHAN ANDREW		4 COGGSWELL ST 6	PAWCATUCK	CT	06379-0000
1-5-5-4	4 COGGSWELL ST 4	BODOFF GARY		36 PROSPECT AVE	OSSINING	NY	10562-0000
1-5-5-3	4 COGGSWELL ST 3	BLESSING RYAN M		4 COGGSWELL ST UN 3	PAWCATUCK	CT	06379-0000
1-5-5-2	4 COGGSWELL ST 2	NYKAZA NICHOLAS J		4 COGGSWELL ST UNIT 2	PAWCATUCK	CT	06379-0000
1-5-5-1	4 COGGSWELL ST 1	TIVEN BENJAMIN N		117 OAK ST	WESTERLY	RI	02891-0000
1-5-5-11	4 COGGSWELL ST 11	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-5	4 COGGSWELL ST 5	ELDER WENDY J		2314 CYPRESS BND DR U511	POMPANO BEACH	FL	33069-0000
1-5-5-12	4 COGGSWELL ST 12	MOORE SUZANNE R		167 COVE RD	STONINGTON	CT	06378-0000
1-5-5-8	4 COGGSWELL ST #8	MARINI SHARON & FRANK C		4 COGGSWELL ST UNIT 8	PAWCATUCK	CT	06379-0000
1-5-5-13	4 COGGSWELL ST 13	UTTER NICHOLAS C & EILEEN H		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-24	5 W BROAD ST #24	QUARATELLA SCOTT		7 PIEZZO DR	WESTERLY	RI	02891-0000
1-5-5-23	5 W BROAD ST #23	QUARATELLA SCOTT		7 PIEZZO DR	WESTERLY	RI	02891-0000
1-5-5-22	5 W BROAD ST #22	BCM PROPERTIES LLC		72 GREENHAVEN RD	PAWCATUCK	CT	06379-0000
1-5-5-21	5 W BROAD ST #21	DETELI TINA A		11 SHORE DR	STONINGTON	CT	06378-0000
1-5-5-19	5 W BROAD ST #19	SIMMONS SHANE		5 W BROAD ST #19	PAWCATUCK	CT	06379-0000
1-5-5-18	5 W BROAD ST #18	BOGLE CHRISTOPHER W & LUKOMSKA MARTA A					
1-5-5-17	5 W BROAD ST #17	BONNASSIEUX ALEXANDRE P		5649 1/2 CLEMSON ST	LOS ANGELES	CA	90016-4609-0000
1-5-5-16	5 W BROAD ST #16	WOOLRICH BRENDAN C		133 HIGH MEADOW	MYSTIC	CT	06355-0000
1-5-5-15	5 W BROAD ST #15	COGSHALL GROUP LLC		2 GALLUP ST	GROTON	CT	06340-0000
1-5-5-14	5 W BROAD ST #14	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-13	5 W BROAD ST #13	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-12	5 W BROAD ST #12	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-11	5 W BROAD ST #11	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-10	5 W BROAD ST #10	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-9	5 W BROAD ST #9	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-8	5 W BROAD ST #8	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-7	5 W BROAD ST #7	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-6	5 W BROAD ST #6	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-5	5 W BROAD ST #5	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-4	5 W BROAD ST #4	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-3	5 W BROAD ST #3	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-2	5 W BROAD ST #2	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-1	5 W BROAD ST #1	COGSHALL GROUP LLC		53 ELM ST	WESTERLY	RI	02891-0000
1-5-5-21	5 W BROAD ST	UNKNOWN		711 LOVE LA	E GREENWICH	RI	02818-0000
1-5-5-20	5 W BROAD ST #20	MOODY CARLA M		NA	NA	NA	NA-0000
1-5-5-19	5 W BROAD ST	UNKNOWN		NA	NA	NA	NA-0000
1-5-5-18	5 W BROAD ST	UNKNOWN		NA	NA	NA	NA-0000

Know All Men By These Presents

VOL 355 PAGE 103

That I, HELEN C. DeCIANTIS, of the Town of No. Stonington, in the County of New London and State of Connecticut, hereinafter referred to as Releasor,

for divers good causes and considerations thereunto moving, especially for ONE (\$1.00) DOLLAR received to my full satisfaction of

FRANK C. DeCIANTIS, of the Town of Stonington, in the County of New London and State of Connecticut, hereinafter referred to as Releasee,

have remised, released, and forever quitclaimed, and do by these presents, for myself and my successors and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said Releasee, FRANK DeCIANTIS, and his

NO CONVEYANCE TAX COLLECTED
RUTH WALLER
TOWN CLERK OF STONINGTON CT

successors, heirs and assigns forever, all such right and title as I the said Releasor HELEN C. DeCIANTIS has or ought to have in or to

A certain tract or parcel of land, located on the westerly side of Coggswell Street, in the Village of Pawcatuck, Town of Stonington, County of New London, and State of Connecticut, bounded and described as follows:

Beginning at the northeasterly corner of the parcel of land herein conveyed and the southeasterly corner of land now or formerly of Helen C. DeCiantis Trustee, said point of beginning being marked by an iron pipe set on the westerly line of Coggswell Street; thence running southerly by and along the westerly line of Coggswell Street a distance of 30.00 feet to the southeasterly corner of the parcel of land herein conveyed and the northeasterly corner of land now or formerly of West Side Realty, Inc.; thence turning an interior angle of 90°-00'-00" and running westerly, bounded southerly by land now or formerly of West Side Realty, Inc., a distance of 105.64 feet to other land of Helen C. DeCiantis, Trustee, and the southwesterly corner of the parcel of land herein conveyed; thence turning an interior angle of 88°-47'-25" and running northerly, a distance of 8.86 feet to an iron pipe marking a corner; thence turning an interior angle of 153°-22'-05" and running northeasterly a distance of 71.59 feet to a drill hole marking a corner; thence turning an interior angle of 109°-35'-15" and running easterly a distance of 42.43 feet to an iron pipe marking a corner; thence turning an interior angle of 138°-00'-05" and running southeasterly, a distance of 46.94 feet to the westerly line of Coggswell Street and the point and place of beginning, with the last mentioned course forming an interior angle of 140°-14'-10" with the first herein mentioned course. The last four mentioned courses are bounded westerly, northwesterly, northerly and northeasterly respectively by other land now or formerly of Helen C. DeCiantis, Trustee. Said herein conveyed parcel of land contains 5700 square feet.

Reference is made to the Quit-Claim Deed of West Side Realty, Inc. to Helen C. DeCiantis dated May 19, 1986 and recorded May 30, 1986 in the Town of Stonington Land Records, Vol. 268, Pages 900, 901.

The Releasee hereby agrees to assume and pay all taxes now due the Town of Stonington and Pawcatuck Fire District.

To Have and to Hold the premises unto him the said Releasee .
FRANK C. DeCIANTIS,

VOL 355 PAGE 104 .

and to his successors, heirs and assigns, to the only use and behoof
of the said Releasee, FRANK C. DeCIANTIS,

his successors, heirs and assigns forever, so that neither I the said Releasor
HELEN C. DeCIANTIS,

nor any other person or persons in my name and behalf, shall or will hereafter claim or
demand any right or title to the premises or any part thereof, but they and every of them
shall by these presents be excluded and forever barred.

In Witness Whereof, I
this 2nd day of April
and ninety-three.

have hereunto set my hand and seal
in the year of our Lord nineteen hundred

Signed, Sealed and Delivered in presence of

Barbara M. Quinn
Barbara M. Quinn

Helen C. DeCiantis
Helen C. DeCiantis

Pamela D. Brown
Pamela D. Brown

State of Connecticut, } ss.
County of New London.

On this the 2nd day of April, 19 93, before me,
Barbara M. Quinn, the undersigned officer, personally appeared

HELEN C. DeCIANTIS known to me (or satisfactorily proven) to be the person
whose name subscribed to the within instrument and acknowledged that she
executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

RECEIVED FOR RECORD
STONINGTON, CT

1993 MAY 10 AM 8:42

Barbara M. Quinn
Commissioner of the Superior Court

RUTH WALLER
TOWN CLERK
Last address of Grantee:

Title of Officer

No. and Street 27 West Broad St.

City Pawcatuck

State CT Zip 06379

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That WEST SIDE REALTY, INC., a Connecticut corporation with a principal place of business located in the Village of Pawcatuck, Town of Stonington, County of New London and State of Connecticut, acting herein by A. FRANK DeCIANTIS, its President, duly authorized,

for the consideration of One (\$1.00) Dollar and other valuable considerations

received to its full satisfaction of HELEN C. DeCIANTIS, AS TRUSTEE, of the Town of Stonington, County of New London and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said HELEN C. DeCIANTIS, AS

TRUSTEE, a certain tract or parcel of land, together with all buildings and improvements located thereon and appurtenant thereunto, lying and being situated in the Village of Pawcatuck, Town of Stonington, County of New London and State of Connecticut, bounded and described as follows, to wit:-

BEGINNING at the southwest corner of the property to be conveyed at a point marked by a spike driven in the pavement at the base of the brick wall which is the easterly face of the brick building at 29-31 West Broad Street, Pawcatuck, Connecticut, which spike is 142.54 feet from a spike marking the northerly line of West Broad Street; thence run the following courses and distances:

N-11°-38'-35"-W in part along the face of said brick wall and in part by and with other land of the Grantor for a distance of 76.61 feet to a point marked by an iron pipe;

S-49°-26'-05"-W still by and with other land of the grantor for a distance of 24.28 feet to a point marked by an iron pipe, which point is the northeast corner of land now or formerly of the Higgins Company, and a corner of land now or formerly of the Penn Central Railroad;

N-49°-21'-45"-W by and with land now or formerly of the Penn Central Railroad for a distance of 38.85 feet to a point marked by an iron pipe;

N-41°-13'-45"-E still by and with land now or formerly of the Penn Central Railroad for a distance of 58.11 feet to a point marked by an iron pipe;

N-48°-48'-10"-E still by and with land now or formerly of the Penn Central Railroad for a distance of 409.46 feet to a point marked by an iron pipe;

N-48°-48'-10"-E still by and with land now or formerly of the Penn Central Railroad for a distance of 47 feet, more or less, to the waters of the Pawcatuck River;

Thence in a southeasterly direction along the Pawcatuck River for a distance of 230 feet, more or less, to a point on the northwest side of Coggswell Street Extended;

S-36°-45'-45"-W by and with the northwest side of Coggswell Street Extended for a distance of 21 feet, more or less, to a point marked by an iron pipe;

S-36°-45'-45"-W by and with the northwest side of said Coggswell Street for a distance of 55.00 feet to a point marked by an iron pipe;

N-3°-00'-05"-W by and with other land of the grantor for a distance of 46.94 feet to a point marked by an iron pipe;

N-45°-00'-00"-W still by and with other land of the grantor for a distance of 42.43 feet to a point marked by a drill hole in a concrete slab;

S-64°-36'-15"-W still by and with other land of the grantor for a distance of 71.59 feet to a point marked by an iron pipe;

S-37°-58'-20"-W Still by and with other land of the grantor for a distance of 135.00 feet to a point marked by an iron pipe;

N-53°-37'-25"-W still by and with other land of the grantor for a distance of 26.53 feet to a point marked by an iron pipe;

S-50°-46'-25"-W still by and with other land of the grantor for a distance of 72.36 feet to a point marked by an iron pipe;

S-18°-14'-35"-W still by and with other land of the grantor for a distance of 82.17 feet to a point marked by an iron pipe, which point is on the northerly property line of land now or formerly of Shirley Anderson Atterbury;

S-83°-46'-10"-W by and with land now or formerly of the said Atterbury for a distance of 90.64 feet to a point marked by an iron pin, which point is the northeast corner of a right-of-way leading to the premises from West Broad Street;

S-83°-37'-05"-W by and with the aforementioned right-of-way for a distance of 24.96 feet to

a point marked by a spike driven in the pavement which is the point and place of beginning.

Together with a right-of-way, in common with said grantor and others, to pass and repass over a driveway which is 25 feet wide at its northerly end where it joins the above described premises, and 20 feet wide at its southerly end on West Broad Street; and extends from the southwesterly corner of the above described premises southerly to West Broad Street; and is more fully and particularly described in a deed from Mary Noyes Rogers to Clifford W. Campbell dated 31 January, 1902, recorded in Vol. 48, page 529, of the Town of Stonington Land Records.

The Grantor hereby reserves to itself and to its successors, executors, administrators, agents, servants, tenants and assigns, appurtenant to its property lying west of said right-of-way hereinabove mentioned, and its land lying north of the aforesaid brick building, the right to pass and repass to and from its said property to and from said right-of-way hereinabove mentioned, on foot and with vehicles, and for the purpose of making repairs and alterations to its said property, over a triangular parcel of land bounded on the south by the north line of said right-of-way hereinabove mentioned, on the west by its land upon which said brick building stands and its land lying north of said building, and on the northeast by a straight line extending northwesterly from the iron pin marking the northeast corner of the right-of-way hereinabove mentioned 83 feet more or less to an iron pipe, which pipe is 76.61 feet northerly from the southwest corner of the premises hereinabove described.

The entire premises conveyed, including the rights of way, are shown on a plan entitled "SURVEY OF FORMER CAMPBELL GRAIN CO. PROPERTY SHOWING LAND TO BE CONVEYED BY WEST SIDE REALTY, INC., WEST BROAD AND COGGSWELL STREETS, PAWCATUCK, CONNECTICUT, SCALE 1" = 20 FEET, MARCH 1981, DAVID D. KNOX, P.E. & L.S."

\$ 220.00 Conveyance Tax received

Ruth Waller
Town Clerk of Stonington

To Have and to Hold the above granted and bargained premises, with the appurtenances there of, unto her the said grantor as Trustee, and to her ~~xxxxx~~ successors and assigns for ever, to her and their own proper use and behoof.

And also, if the said grantor dies for itself and its heirs, executors and administrators, covenant with the said grantee or Trustee, and her successors, heirs and assigns, that at and until the curing of these presents, it is well seized of the premises, as a good indefeasible estate in FEU SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as heretofore mentioned.

And Furthermore, It the said grantor doth by these presents bind herself and her heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to her as Trustee the said grantee and to her successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, It has
and seal this 1st day of
hundred and eighty-one.
Signed, Sealed and Delivered in presence of

WAGE hereunto set its hand
July in the year of our Lord nineteen

WEST SIDE REALTY, INC.

A. Frank DeCantle
by A. Frank DeCantle, its President

Irono Strand

State of Connecticut,
County of New London

U.S. Stonington,

the undersigned officer, personally

name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as a free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

State of Connecticut,
County of NEW LONDON

SS. Stonington

On this the 1st day of July, 1981, before me, Howard E. Crouch, the undersigned officer, personally appeared A. FRANK DECIANTIS, who acknowledged himself to be the President of West Side Realty, Inc., a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal

Commissioner of the Superior Court.
Title of Officer

Latest address of Grantee:

No. and Street Wheeler Road

City Stonington

RECEIVED FOR RECORD
STATION State Cond. Zip 06378

1906 JUL 29 8 12:46

RICH WALLER
TECH CLUB



August 28, 2020

Ref: 42624.00

Keith A. Brynes, AICP
Department of Planning
Town of Stonington
152 Elm Street
Stonington, CT 06378

Re: PZ2017SUP WinnDevelopment Company LP - 27 West Broad Street/15 Coggswell Street

Mr. Brynes,

On behalf of our client, WinnDevelopment, VHB is pleased to submit the following information in response to comments regarding the above referenced application:

1. One (1) full size set of site plans with revision date of August 28, 2020
2. Two (2), 11"x17" copies of the revised plans dated August 28, 2020
3. A letter dated August 28, 2020 in response to a letter from CLA to Keith Brynes, Acting Director of Planning, dated August 26, 2020
4. A letter dated August 28, 2020 in response to the Town of Stonington Department of Planning letter to the applicant's attorney, William Sweeney, dated August 27, 2020.

As a point of clarification, the proposed building will have ground floor parking and four levels of residential above. The square footage totals are as follows:

- | | |
|----------------|------------|
| • GARAGE+LOBBY | 23,169 SF |
| • 2ND FLOOR | 23,185 SF |
| • 3RD FLOOR | 23,235 SF |
| • 4RTH FLOOR | 23,261 SF |
| • 5TH FLOOR | 23,261 SF |
| • Total: | 116,112 SF |

Engineers | Scientists | Planners | Designers

100 Great Meadow Road
Wethersfield, Connecticut 06109
P 860.807.4300
F 860.372.4570

Keith A. Brynes, AICP
Ref: 42624.00
August 28, 2020
Page 2



Please contact us with any questions or comments or if you require additional information.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink that reads "Paul Vitaliano". The signature is fluid and cursive, with the first name "Paul" and last name "Vitaliano" clearly legible.

Paul Vitaliano, P.E.

CT Director of Land Development
pvitaliano@vhb.com

Vitaliano, Paul

From: Douglas Nettleton <dnettleton@stonington-ct.gov>
Sent: Thursday, August 6, 2020 8:27 AM
To: Vitaliano, Paul
Subject: [External] 15 Coggswell Street Pawcatuck

Paul,
The sewer system is capable of handling the flow from this development.
Doug

*Douglas Nettleton, Director
WPCA
152 Elm Street
Stonington, Ct. 06378
Tel 860-535-5065
860-535-1023*

Glenn Simone
Butch Champlin

8/26/20
8:00 AM

Hoof's Restaurant
59 West Broad St
Pawcatuck CT

1350 GPM

⊗

Bess Eaton
25 West Broad St
Pawcatuck CT

Static 86

Residual 84

⊗

← West Broad St.

Glenn Simone
Butch Chaplin

8/26/20
8:00 AM

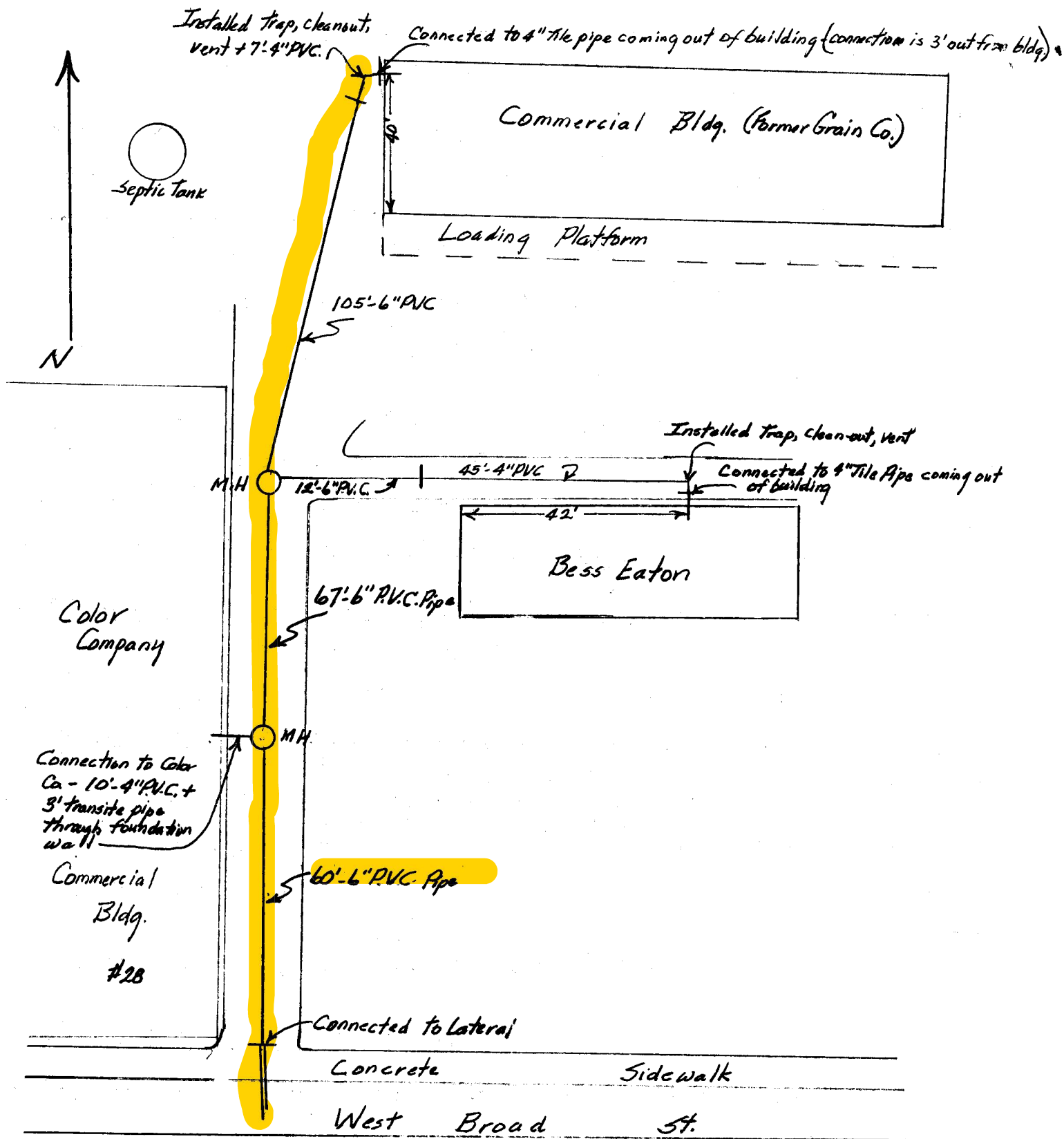
HOOF'S RESTAURANT
59 WEST BROAD ST
PAWCATUCK CT.

Static 88
Residual 88
~~⊗~~

BESS EATON
25 WEST BROAD ST
PAWCATUCK CT

GPM 1325
~~⊗~~

WEST BROAD ST →



Sketch; Not to Scale

N.R.S. - Nov. 30, 1982



August 28, 2020

Ref: 42624.00

Keith A. Brynes, AICP
Department of Planning
Town of Stonington
152 Elm Street
Stonington, CT 06378

Re: PZ2017SUP WinnDevelopment Company LP – 27 West Broad Street/15 Coggswell Street

Mr. Brynes,

The following is in response to the Department of Planning letter dated August 27, 2020 for the above referenced project:

Comment 1: Please verify the elevations of the finished portions of the ground floor for flood hazard compliance (Zoning Regulations Section 7.7.8.2.1)

Response: The finished floor elevation of the ground floor will be 11', or 1 foot above the base flood elevation. Please refer to the revised floor plan and Attachment A, Flood Compensation Revision memo dated August 28, 2020. The site plans dated August 28, 2020 depict revised grading to meet a finished floor elevation of 11.0.

Comment 2: Please include detail of the proposed retaining wall (8.4.1.18)

Response: The retaining wall along the back of the building, parallel to the abutting railroad tracks, will be a poured concrete retaining wall. A section is included in Sheet A5-01.

Comment 3: Type 2 Site Plans require landscaping plans prepared by a licensed landscape architect. Size of proposed trees at maturity should be included (8.4.2.2)

Response: The landscape architect is currently unavailable to stamp the plan, but a stamped plan will be provided as soon as possible. The Plant Schedule on Planting Plan L-1 dated August 28, 2020 has been revised to include size of proposed trees at maturity.

Engineers | Scientists | Planners | Designers

100 Great Meadow Road
Wethersfield, Connecticut 06109
P 860.807.4300
F 860.372.4570



Comment 4: Please include size and lighting information for proposed detached sign; permitted up to 18SF and 12' high (8.4.2.4)

Response: Details of the detached sign will be circulated to the Department of Planning post-approval by the Planning and Zoning Commission. No detached sign will be installed without the Department of Planning's approval of size and lighting details

Comment 5: Will there be any rooftop mechanicals on the building?

Response: Yes, please refer to the attached roof plan A1-03.

Comment 6: The alley next to 29 W. Broad includes two-way traffic, a drive-thru exit, narrow width and lacks a walkway. Are there any enhancements that can be made to better protect pedestrians in this area? (Recognizing this area is owned by others and is subject to an easement.)

Response: The Department of Planning is correct that the area noted in Comment 6 is owned by an abutter. The applicant will further conversations with the abutter to make improvements in the noted alley with approval of the land's owner. Improvements may include speed bumps and added signage. Negotiations with the landowner to make these improvements will be finalized post-approval.

Please let us know if you have any additional comments. Thank you.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink that reads "Paul Vitaliano".

Paul Vitaliano, P.E.

CT Director of Land Development
pvitaliano@vhb.com



Memorandum

To: Mr. Keith Brynes, AICP, CZET
Acting Director of Planning
Town of Stonington
152 Elm Street
Stonington, CT 06037

Date: August 28, 2020

Project #: 42624.00

From: Mark Grocki, PE
Paul Vitaliano, PE

Re: Pawcatuck, CT
Proposed Residential Development
Response to Dept. of Planning Comments
Supplemental Memo – Flood Compensation Revision

VHB is in receipt of the Department of Planning letter provided by Mr. Keith Brynes dated August 27, 2020. The following memo is specifically in response to Comment #1 of Mr. Brynes' letter.

The lowest finish floor elevation for the proposed building's utility room and lobby have been adjusted from elevation 10.5 to elevation 11. This revision now sets the lowest building finish floor elevation to 1ft above the FEMA 100-yr flood zone elevation.

Included with this memo are two (2) figures: Compensatory Flood Storage – EXISTING and PROPOSED conditions. These figures were originally provided within the Stormwater Management Report by VHB dated August 3, 2020, however these figures are updated to reflect the change in finish floor elevation of the proposed building and surrounding site grades. The figures also provide existing and proposed flood storage elevation and volume tables which summarize the provided volume of compensatory flood storage for both conditions. A spreadsheet summarizing the tables is also provided with this memo.

In conclusion, the resultant change in finish floor elevation for the mechanical room and lobby to elevation 11.0 is accommodated and the appropriate flood volume compensation is provided with the revised grading. Should you have any question, please don't hesitate to contact Paul Vitaliano or Mark Grocki.



Surface Elevation Data

Elevation Range	Color	Volumes
101.9		679
92.8		312
83.7		24

EXISTING FLOOD STORAGE

Compensatory Flood Storage - EXISTING CONDITIONS
Proposed Residential Development
Pawcatuck, CT





Surface Elevation Data

Elevation Range	Color	Volumes
10 - 9		603
9 - 8		348
8 - 7		73

PROPOSED FLOOD STORAGE

Compensatory Flood Storage - PROPOSED CONDITIONS

Proposed Residential Development
Pawcatuck, CT

Source: **VHB**
Prepared for: **Local Approvals**
Date: **July, 2020**
REV: **August, 2020**



Compensatory Flood Storage Comparison Calculations

Project: 42624.00 - Residential Development
 Location: Pawcatuck, CT

By: MRG
 Checked: PV

Date: 8/28/20
 Date: 8/28/20

	Elevation Range	Existing		Proposed		Difference	
		Available Volume at Elevation	Cumulative Storage	Available Volume at Elevation	Cumulative Storage		
1	10-9	679	1,015	603	1,024	9	OK!
2	9-8	312	336	348	421	85	OK!
3	8-7	24	24	73	73	49	OK!



August 28, 2020

Ref: 42624.00

Mr. Keith Brynes, AICP, CZET
Acting Director of Planning
Planning Department
Town of Stonington
152 Elm Street
Stonington, CT 06378

Re: Inland Wetland Application No. 20-08 – 27 West Broad Street/15 Coggswell Street – CLA-6437N

Mr. Brynes,

The following responses are to comments from CLA's memo dated August 26, 2020 regarding the Inland Wetland Application for the proposed residential development to be located on 15 Coggswell Street:

Comment 1:

The existing and proposed site is broken into 3 watersheds. The applicant appears to combine the 3 individual watersheds in the calculations to create a generalized overall offsite peak runoff rate. The peak runoff rate for each of the watershed should be compared individually and a determination made if there will be any negative impacts at each watershed boundary.

Response to Comment 1:

The following summary of peak runoff rates to each drainage area is summarized below with information from the HydroCAD output from the Drainage Report with latest revision date of August 13, 2020:

	2-year Storm	10-year Storm	25-year Storm	100-year Storm
Drainage Area 1				
Existing	5.5 cfs	8.5 cfs	10.4 cfs	13.3 cfs
Proposed	7.0 cfs	10.9 cfs	13.4 cfs	17.1 cfs



Drainage Area 2				
Existing	1.1 cfs	1.7 cfs	2.1 cfs	2.7 cfs
Proposed	0.1 cfs	0.1 cfs	0.1 cfs	0.2 cfs
Drainage Area 3				
Existing	0.9 cfs	1.3 cfs	1.6 cfs	2.1 cfs
Proposed	0.3 cfs	0.5 cfs	0.6 cfs	0.7 cfs

In summary, there is a decrease to flow to drainage areas 1 and 2 which drains to the neighbors. The increase to Drainage Area 3 is further discussed in Attachment A which has been prepared in response to Comment 3.

Comment 2:

It appears that proposed conditions will create a new stormwater discharge swale in the northwesterly corner of the site. The applicant's engineer should comment on whether this will present any negative impacts (i.e. erosion) to the adjacent property and river.

Response to Comment 2:

A portion of the existing site stormwater runoff for Area 1 drains in this northwesterly corner under existing conditions. The proposal is to intercept the stormwater behind the building via a gradual swale and direct it towards the flatter area in the northwest corner prior to flowing down the slope into the River. The intent is to maintain flow entirely on the development property and not on the neighboring land (see Figure 3 in drainage report and time of concentration arrow for flow path and note the flow path is maintained on the development property). The existing vegetation creates a stable embankment; however the plans dated August 28, 2020 have been revised to depict riprap at the top of the slope to further decrease velocity and dissipate runoff.

Comment 3:

The proposed storm drainage system connects to the existing Town storm drainage system at the driveway entrance to Coggswell Street. The applicant should analyze the existing storm drainage system downstream of the connection point to determine if the existing system can accommodate the flow from the site drainage system.



Response to Comment 3:

Please refer to Attachment A for an analysis of the existing storm drainage system downstream from the connection point on Coggswell Street. In summary, the existing 15" pipe is relatively flat and therefore cannot handle the existing flow during a 25-year storm without stormwater overtopping the catch basin and flowing overland to the River. The analysis indicates that during a 25-year storm, there will be 3" to 5" of ponding for 10 minutes. The proposed condition will increase flow to this catch basin and the analysis indicates that during a 25-year storm, there will be 6" to 8" of ponding for 22 minutes. VHB does not believe this change in inundation time is significant.

Comment 4:

The water quality unit (WQU) specified does not appear to treat the required water quality flow rate. The calculations show the water quality flow rate is 1.32 CFS; the CDS2015-4-2-C unit specified on the plans states the rated treatment capacity is 0.7 CFS.

Response to Comment 4:

VHB has coordinated with Contech and the detail on Sheet C-6.1 dated August 28, 2020 has been revised to reflect an updated CDS2015 unit detail. The treatment capacity of the proposed structure is 1.4 cfs.

Comment 5:

The CDS2015-4-C detail on the plans indicates a bypass structure is required if the flow rate exceeds 10.0 CFS. The flow through the unit appears to be 12.7 CFS for the design storm, a bypass structure should be provided.

Response to Comment 5:

VHB has coordinated with Contech and the detail on Sheet C-6.1 dated August 28, 2020 has been revised. Contech has indicated the CDS unit has a bypass capacity of up to 20 CFS.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink that reads "Paul Vitaliano".

Paul Vitaliano, P.E.

CT Director of Land Development
pvitaliano@vhb.com



Memorandum

To: Mr. Keith Brynes, AICP, CZET
Acting Director of Planning
Town of Stonington
152 Elm Street
Stonington, CT 06037

Date: August 28, 2020

Project #: 42624.00

From: Mark Grocki, PE
Paul Vitaliano, PE

Re: Pawcatuck, CT
Proposed Residential Development
Response to Engineering Comments
**Supplemental Drainage Memo to Stormwater Management
Report**

VHB is in receipt of the Engineering Comments provided by Mr. Robert Deluca, PE of CLA Engineers, dated August 26, 2020. The following memo is specifically in response to Comment #3 of Mr. Deluca's letter.

An analysis of the existing pipe network at the north end of Coggswell Street, and its receiving watershed area has been performed (see attached Figure 2a). Initially, VHB had reviewed the hydraulic capacity of the existing storm outfall pipe and quickly discovered this 15" corrugated plastic pipe (CPP) is under-capacity for the receiving watershed for a 25-year storm event. Per the StormCAD hydraulic analysis (see attached), there is approximately 9 CFS of flow conveyed to the 15" outlet pipe, and the capacity of this pipe is roughly 1.6 CFS. This under-capacity scenario will result in stormwater rising within the pipe network's catch basins and overtopping the rims, onto Coggswell Street. The surrounding grade along Coggswell Street is such that any stormwater ponding out of the catch basin will rise and eventually flow in a northerly direction, directly into the Pawcatuck River, which is approximately 50ft away.

In order to determine how long the flooding within Coggswell Street will occur under existing conditions, we have modeled the hydrologic characteristics of the watershed and catch basins / pipe network within HydroCAD (see attached for calculations). The four (4) existing catch basins, connecting pipes, and outlet pipe were modeled as an underground detention system with an outlet modeled as both the existing 15" CPP and a broad-crested weir overflow to mimic the catch basins overtopping and overflowing on Coggswell Street towards the Pawcatuck River. The result of the hydrologic analysis for a 25-year storm reveals that the ponding water elevation in Coggswell Street will rise to elevation 7.47 (note: the 2 northern-most catch basins are at elevation 7.19 and 7.06), therefore the ponding inundates Coggswell Street approximately 3-5 inches. The hydrologic model also predicts that this inundation will last for approximately 10-minutes (start inundation at time 12.08 hrs and end at 12.24 hrs for stormwater rising above elevation 7.1, which is the lower of the two elevations for the northern-most catch basins in Coggswell Street). After this time, stormwater will be drawn down to below the existing rims of the catch basins and continue to be conveyed via the existing 15" CPP to the Pawcatuck River.

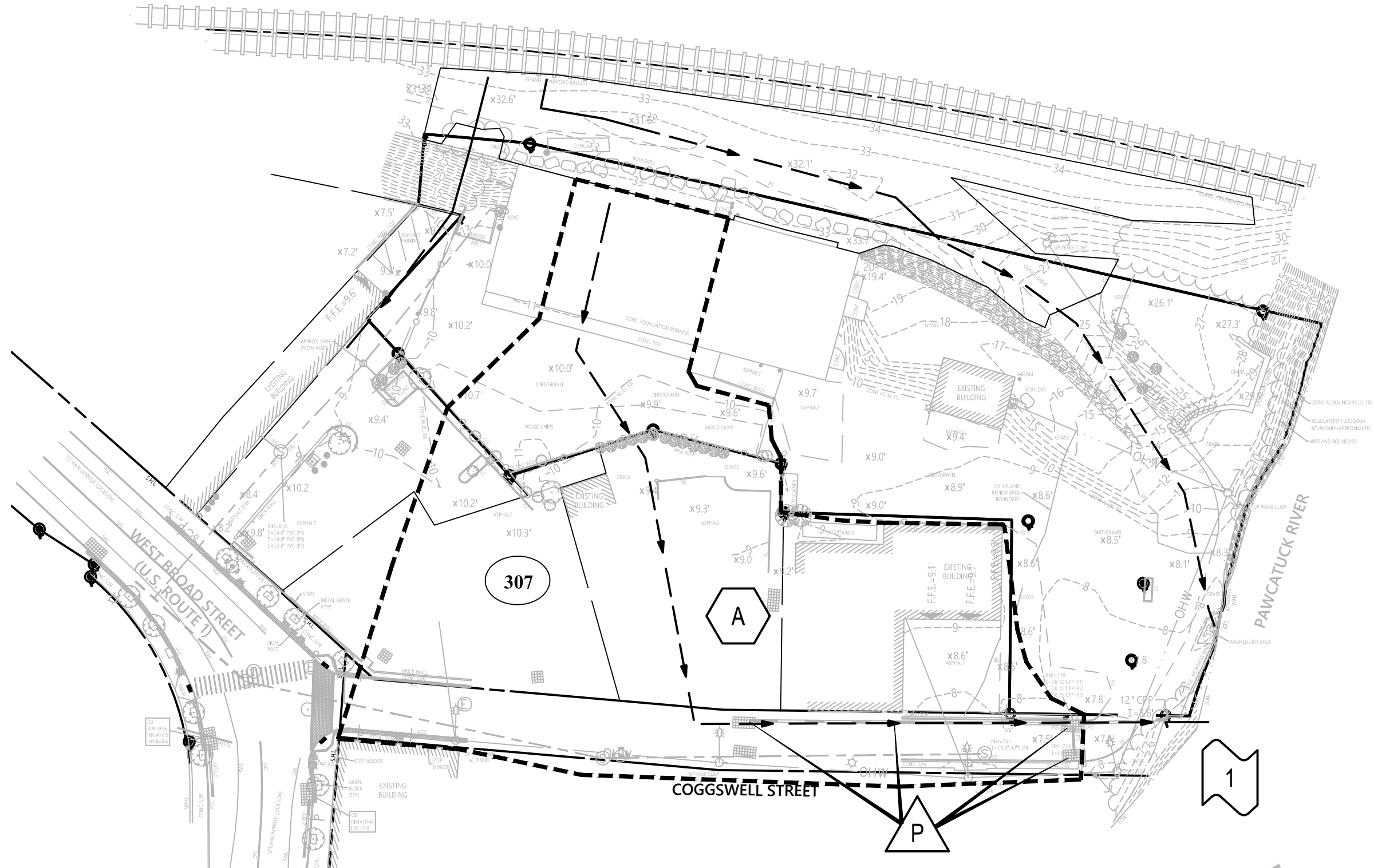
Under proposed conditions for a 25-year storm (see Figure 3a), the peak elevation of stormwater at the Coggswell Street catch basins is elevation 7.70 (approx. 6-8-inches of inundation), with an inundation time of approximately 22-minutes (from time 12.02 hrs to 12.39 hrs). VHB does not believe this change in the inundation time to be detrimental to Coggswell Street considering the inundation that already occurs under existing conditions.

100 Great Meadow Road

Suite 200

Wethersfield, CT 06109-2377

P 860.807.4300



Legend

SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION



POND

LINETYPES



DRAINAGE AREA BOUNDARY



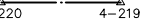
TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY



100' BUFFER ZONE

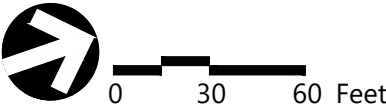


WETLAND BOUNDARY

SCS SOIL CLASSIFICATIONS



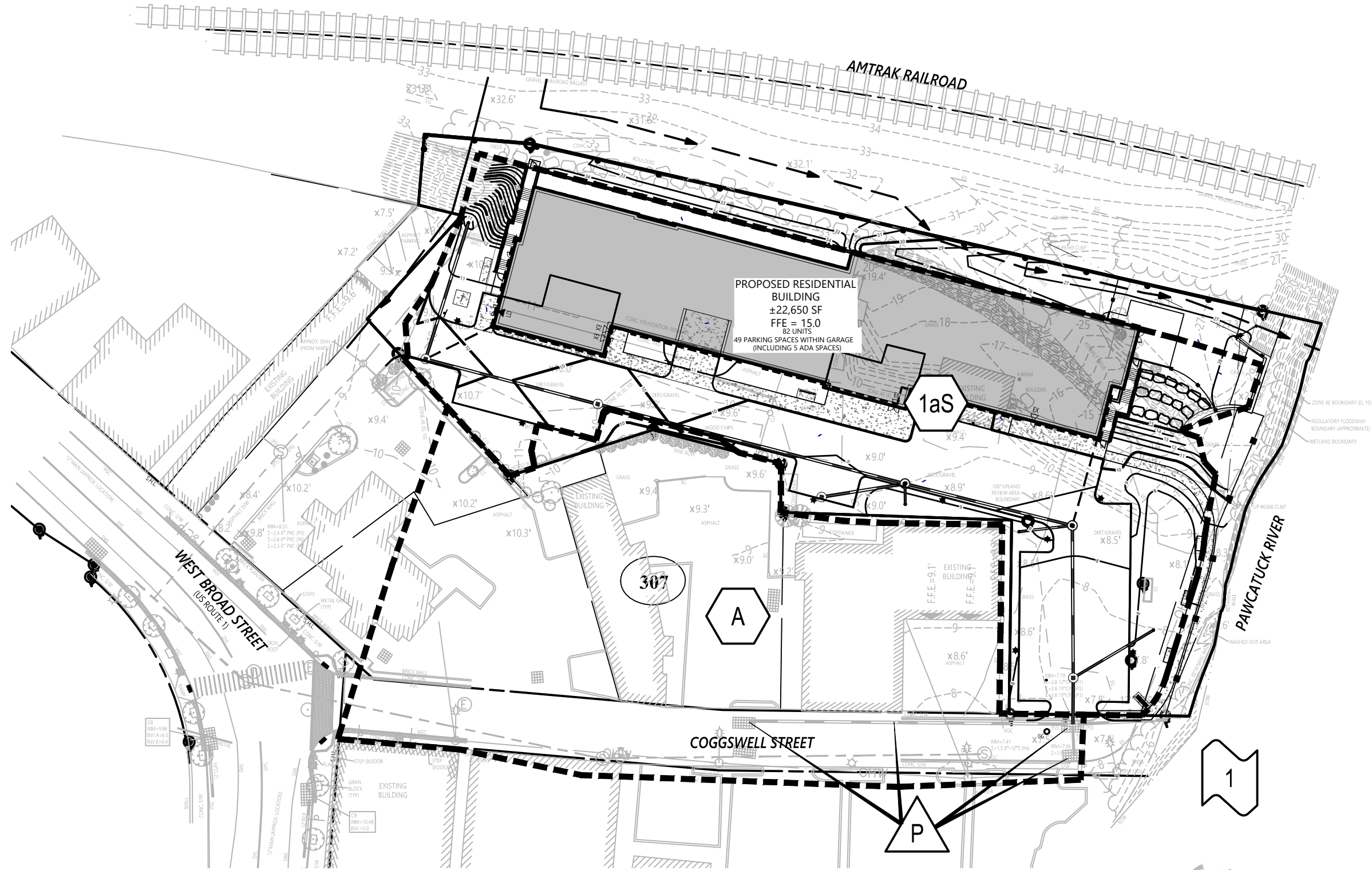
URBAN LAND



EXISTING CONDITIONS
Watershed Area for CB's in Coggswell St
Proposed Residential Development
27 West Broad St & 15 Coggswell St
Pawcatuck (Stonington), CT

Figure 2a

August, 2020



Legend

SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION



POND

LINETYPES



DRAINAGE AREA BOUNDARY



TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY



100' BUFFER ZONE



WETLAND BOUNDARY

SCS SOIL CLASSIFICATIONS

307

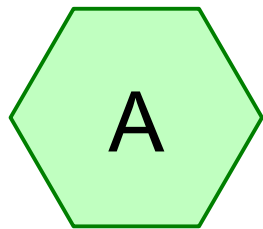
URBAN LAND



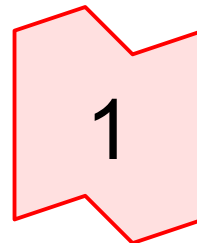
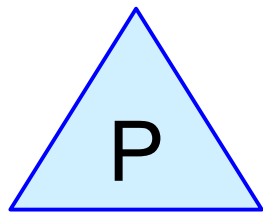
PROPOSED CONDITIONS
Watershed Area for CB's in Coggswell St
Proposed Residential Development
27 West Broad St & 15 Coggswell St
Pawcatuck (Stonington), CT

Figure 3a

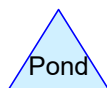
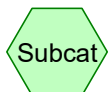
August, 2020



EX CB Catchment Area



EX CB's & Pipe network Pawcatuck River



Routing Diagram for 42624.00 - EX CB

Prepared by VHB, Printed 8/27/2020

HydroCAD® 10.00-22 s/n 01038 © 2018 HydroCAD Software Solutions LLC

42624.00 - EX CB

Prepared by VHB

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Printed 8/27/2020

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.092	89	<50% Grass cover, Poor, HSG D (A)
0.108	96	Gravel surface, HSG D (A)
1.484	98	Paved parking, HSG D (A)
1.684	97	TOTAL AREA

42624.00 - EX CB

Prepared by VHB

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.684	HSG D	A
0.000	Other	
1.684		TOTAL AREA

42624.00 - EX CB

Prepared by VHB

Printed 8/27/2020

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.092	0.000	0.092	<50% Grass cover, Poor	A
0.000	0.000	0.000	0.108	0.000	0.108	Gravel surface	A
0.000	0.000	0.000	1.484	0.000	1.484	Paved parking	A
0.000	0.000	0.000	1.684	0.000	1.684	TOTAL AREA	

42624.00 - EX CB*Type III 24-hr 25yr Rainfall=6.09"*

Prepared by VHB

Printed 8/27/2020

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Page 5

Time span=12.00-13.00 hrs, dt=0.01 hrs, 101 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: EX CB Catchment Area Runoff Area=73,343 sf 88.14% Impervious Runoff Depth>2.09"
Tc=10.0 min CN=97 Runoff=8.78 cfs 0.293 af

Pond P: EX CB's & Pipe network Peak Elev=7.47' Storage=570 cf Inflow=8.78 cfs 0.293 af
Outflow=8.73 cfs 0.289 af

Link 1: Pawcatuck River Inflow=8.73 cfs 0.289 af
Primary=8.73 cfs 0.289 af

Total Runoff Area = 1.684 ac Runoff Volume = 0.293 af Average Runoff Depth = 2.09"
11.86% Pervious = 0.200 ac 88.14% Impervious = 1.484 ac

Summary for Subcatchment A: EX CB Catchment Area

Runoff = 8.78 cfs @ 12.13 hrs, Volume= 0.293 af, Depth> 2.09"

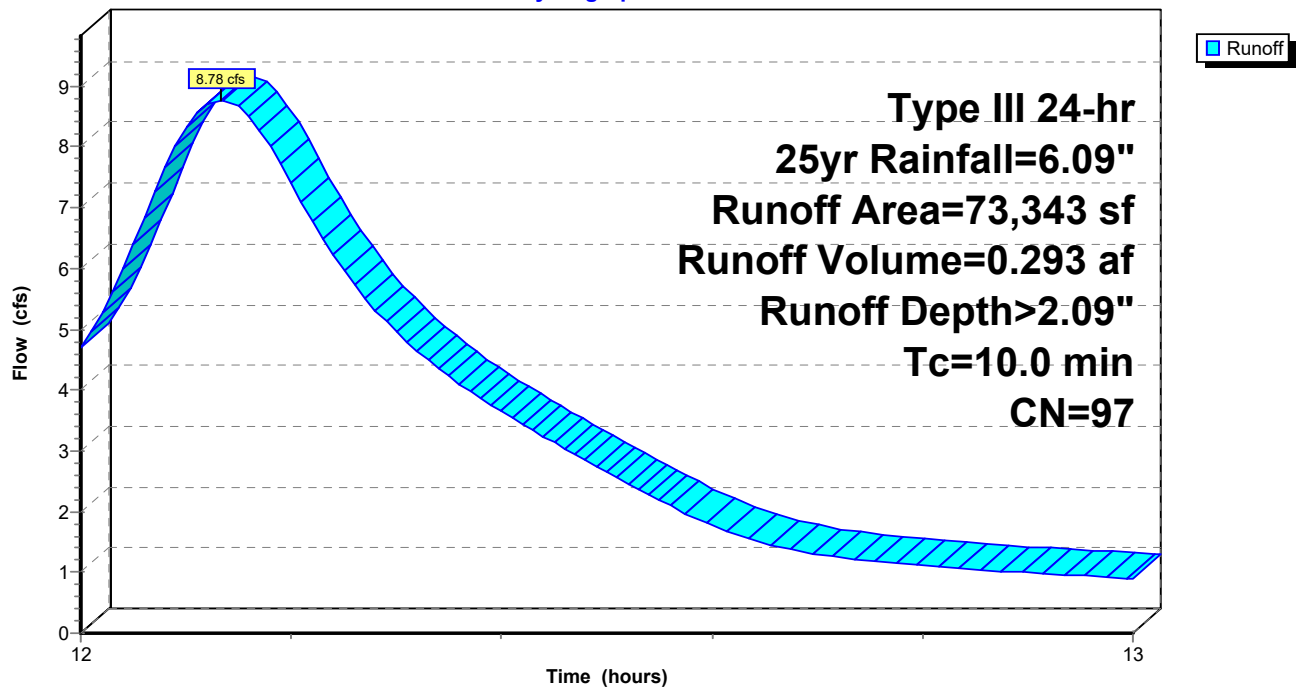
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr 25yr Rainfall=6.09"

Area (sf)	CN	Description
4,000	89	<50% Grass cover, Poor, HSG D
4,700	96	Gravel surface, HSG D
64,643	98	Paved parking, HSG D
73,343	97	Weighted Average
8,700		11.86% Pervious Area
64,643		88.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A: EX CB Catchment Area

Hydrograph



Summary for Pond P: EX CB's & Pipe network

Inflow Area = 1.684 ac, 88.14% Impervious, Inflow Depth > 2.09" for 25yr event
 Inflow = 8.78 cfs @ 12.13 hrs, Volume= 0.293 af
 Outflow = 8.73 cfs @ 12.14 hrs, Volume= 0.289 af, Atten= 0%, Lag= 0.6 min
 Primary = 8.73 cfs @ 12.14 hrs, Volume= 0.289 af

Routing by Stor-Ind method, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 7.47' @ 12.14 hrs Surf.Area= 732 sf Storage= 570 cf

Plug-Flow detention time= 1.7 min calculated for 0.285 af (97% of inflow)
 Center-of-Mass det. time= 1.1 min (739.5 - 738.4)

Volume	Invert	Avail.Storage	Storage Description
#1	3.80'	161 cf	4.00'D x 3.20'H Vertical Cone/Cylinderx 4
#2	3.80'	212 cf	15.0" Round Pipe Storage L= 173.0' S= 0.0050 '/'
#3	3.60'	64 cf	15.0" Round Pipe Storage L= 52.0' S= 0.0040 '/'
#4	3.80'	13 cf	12.0" Round Pipe Storage L= 16.0' S= 0.0050 '/'
#5	7.00'	1,980 cf	Custom Stage Data (Irregular) Listed below (Recalc)
		2,429 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
7.00	8	15.0	0	0	8
7.50	748	103.0	139	139	835
8.00	7,870	450.0	1,841	1,980	16,106

Device	Routing	Invert	Outlet Devices
#1	Primary	3.80'	15.0" Round Culvert L= 52.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.80' / 3.60' S= 0.0038 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.23 sf
#2	Primary	7.40'	20.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

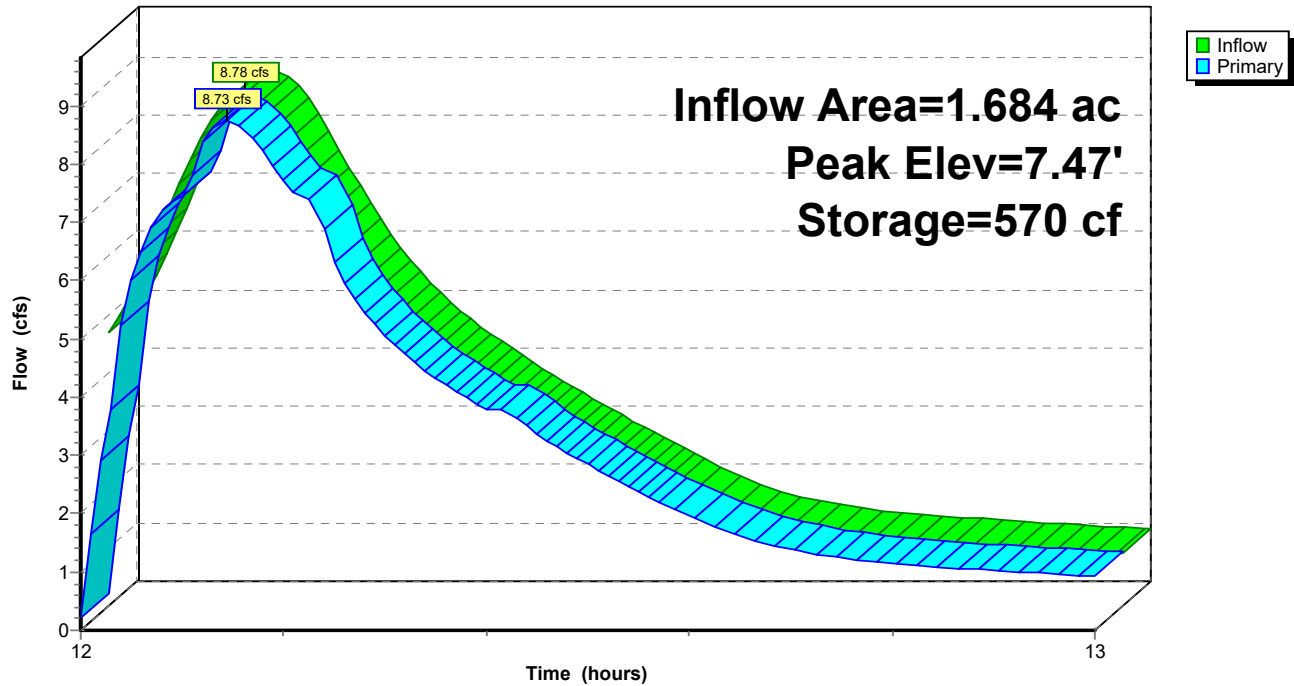
Primary OutFlow Max=8.72 cfs @ 12.14 hrs HW=7.47' (Free Discharge)

1=Culvert (Barrel Controls 7.63 cfs @ 6.22 fps)

2=Broad-Crested Rectangular Weir(Weir Controls 1.09 cfs @ 0.73 fps)

Pond P: EX CB's & Pipe network

Hydrograph



42624.00 - EX CB

Prepared by VHB

HydroCAD® 10.00-22 s/n 01038 © 2018 HydroCAD Software Solutions LLC

Type III 24-hr 25yr Rainfall=6.09"

Printed 8/27/2020

Page 1

Hydrograph for Pond P: EX CB's & Pipe network

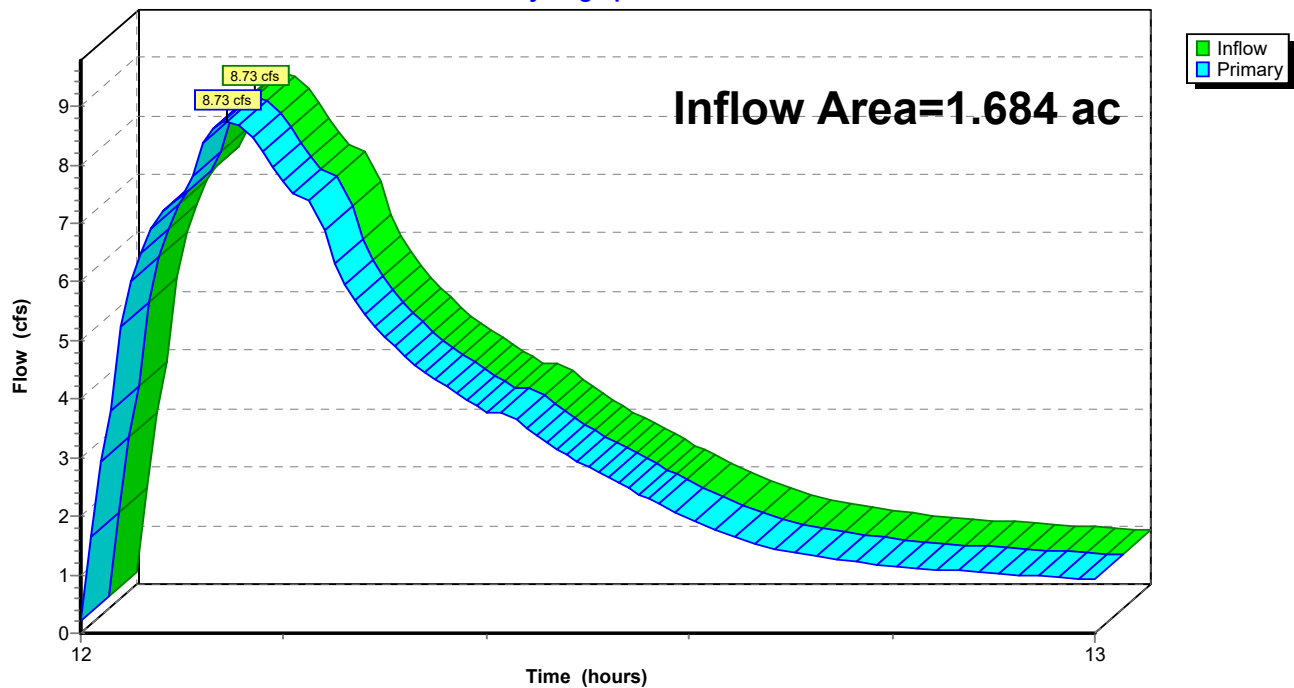
Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
12.00	4.69	40	4.10	0.20
12.01	4.96	181	4.68	1.66
12.02	5.27	282	5.05	2.93
12.03	5.62	355	5.44	3.79
12.04	6.00	403	6.08	5.22
12.05	6.41	423	6.47	6.00
12.06	6.83	437	6.74	6.48
12.07	7.26	449	7.00	6.90
12.08	7.66	463	7.19	7.21
12.09	8.02	482	7.29	7.35
12.10	8.33	510	7.36	7.47
12.11	8.55	541	7.43	7.81
12.12	8.71	559	7.46	8.38
12.13	8.77	567	7.47	8.63
12.14	8.76	570	7.47	8.73
12.15	8.67	570	7.47	8.71
12.16	8.50	567	7.47	8.61
12.17	8.28	562	7.46	8.45
12.18	8.01	555	7.45	8.23
12.19	7.72	546	7.44	7.97
12.20	7.41	536	7.42	7.72
12.21	7.10	523	7.39	7.51
12.22	6.79	504	7.35	7.45
12.23	6.50	477	7.27	7.32
12.24	6.22	448	6.98	6.87
12.25	5.96	431	6.64	6.30
12.26	5.73	422	6.44	5.95
12.27	5.50	415	6.30	5.68
12.28	5.31	409	6.19	5.45
12.29	5.12	404	6.09	5.25
12.30	4.95	400	6.01	5.06
12.31	4.79	396	5.93	4.89
12.32	4.64	392	5.86	4.73
12.33	4.49	389	5.80	4.59
12.34	4.36	385	5.75	4.46
12.35	4.23	381	5.70	4.34
12.36	4.11	378	5.65	4.22
12.37	3.99	374	5.61	4.10
12.38	3.87	369	5.57	3.99
12.39	3.76	365	5.53	3.88
12.40	3.65	361	5.49	3.77
12.41	3.55	354	5.44	3.79
12.42	3.44	344	5.37	3.76
12.43	3.34	332	5.30	3.64
12.44	3.24	322	5.24	3.50
12.45	3.14	313	5.19	3.38
12.46	3.04	305	5.15	3.26
12.47	2.94	297	5.12	3.15
12.48	2.84	290	5.08	3.04
12.49	2.75	283	5.05	2.94
12.50	2.65	276	5.02	2.84
12.51	2.56	269	4.99	2.75

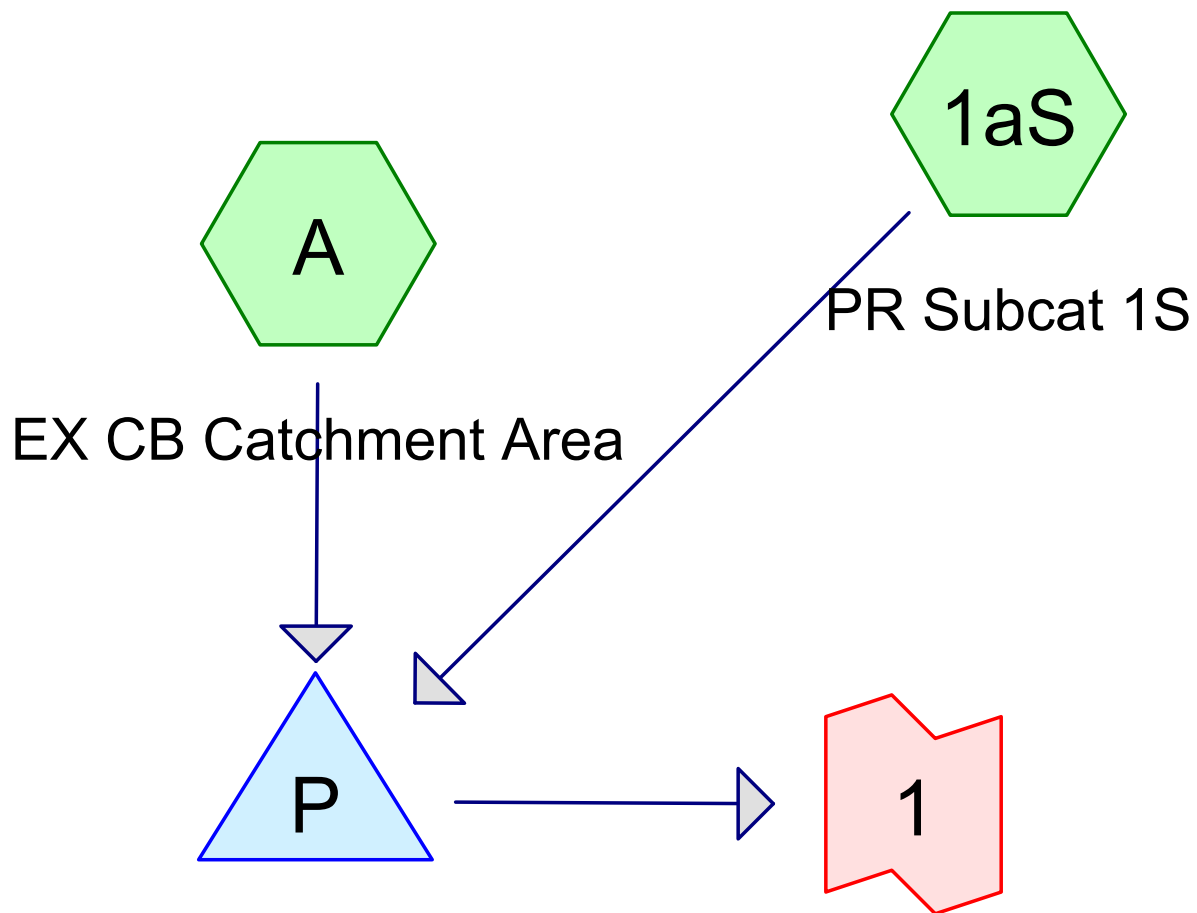
HIGHLIGHTED TIME IS
INUNDATION ABOVE
LOWEST RIM ELEVATION
AT COGGSWELL STREET

Summary for Link 1: Pawcatuck River

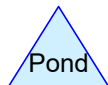
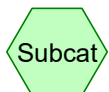
Inflow Area = 1.684 ac, 88.14% Impervious, Inflow Depth > 2.06" for 25yr event
Inflow = 8.73 cfs @ 12.14 hrs, Volume= 0.289 af
Primary = 8.73 cfs @ 12.14 hrs, Volume= 0.289 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs

Link 1: Pawcatuck River**Hydrograph**



EX CB's & Pipe network Pawcatuck River



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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.092	89	<50% Grass cover, Poor, HSG D (A)
0.386	80	>75% Grass cover, Good, HSG D (1aS)
0.108	96	Gravel surface, HSG D (A)
2.630	98	Paved parking, HSG D (1aS, A)
3.216	96	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
3.216	HSG D	1aS, A
0.000	Other	
3.216		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.092	0.000	0.092	<50% Grass cover, Poor	A
0.000	0.000	0.000	0.386	0.000	0.386	>75% Grass cover, Good	1aS
0.000	0.000	0.000	0.108	0.000	0.108	Gravel surface	A
0.000	0.000	0.000	2.630	0.000	2.630	Paved parking	1aS, A
0.000	0.000	0.000	3.216	0.000	3.216	TOTAL AREA	

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Type III 24-hr 25yr Rainfall=6.09"

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Time span=12.00-13.00 hrs, dt=0.01 hrs, 101 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1aS: PR Subcat 1S

Runoff Area=66,748 sf 74.82% Impervious Runoff Depth>1.86"

Tc=5.0 min CN=93 Runoff=9.10 cfs 0.237 af

SubcatchmentA: EX CB CatchmentArea

Runoff Area=73,343 sf 88.14% Impervious Runoff Depth>2.09"

Tc=10.0 min CN=97 Runoff=8.78 cfs 0.293 af

Pond P: EX CB's & Pipe network

Peak Elev=7.70' Storage=903 cf Inflow=16.84 cfs 0.530 af

Outflow=16.63 cfs 0.523 af

Link 1: Pawcatuck River

Inflow=16.63 cfs 0.523 af

Primary=16.63 cfs 0.523 af

Total Runoff Area = 3.216 ac Runoff Volume = 0.530 af Average Runoff Depth = 1.98"
18.21% Pervious = 0.586 ac 81.79% Impervious = 2.630 ac

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Type III 24-hr 25yr Rainfall=6.09"

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Summary for Subcatchment 1aS: PR Subcat 1S

Runoff = 9.10 cfs @ 12.07 hrs, Volume= 0.237 af, Depth> 1.86"

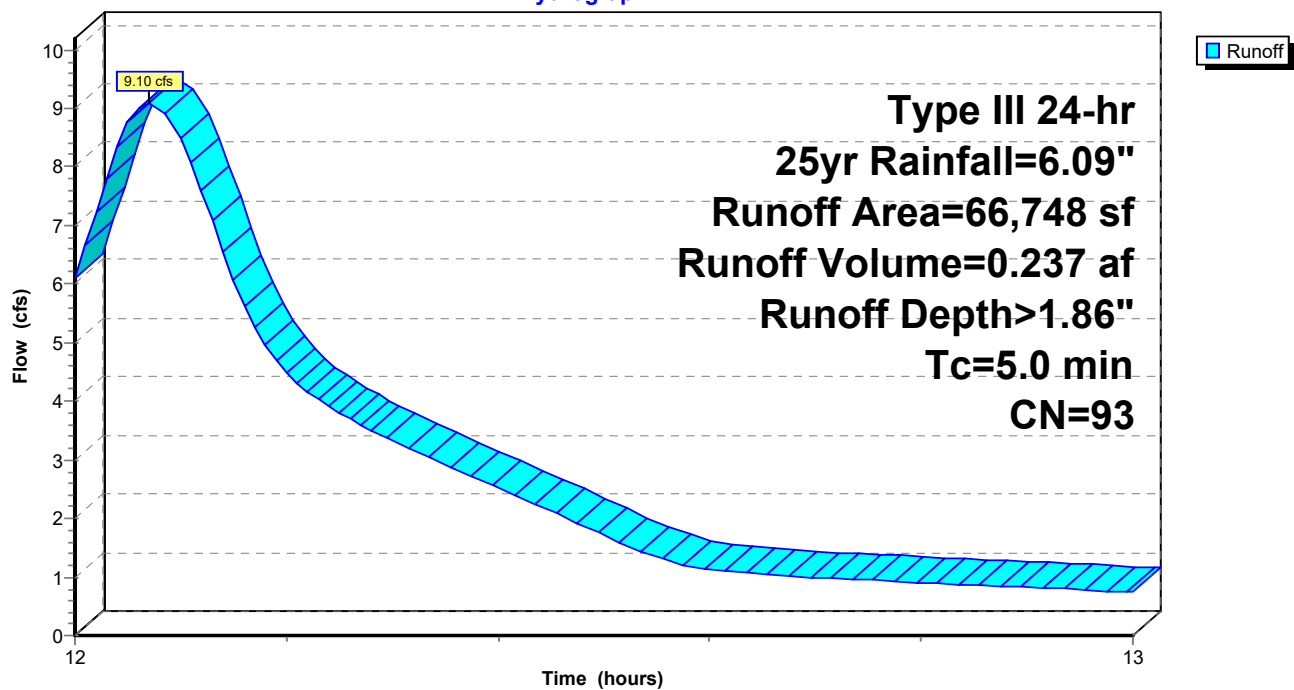
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr 25yr Rainfall=6.09"

Area (sf)	CN	Description
49,940	98	Paved parking, HSG D
16,808	80	>75% Grass cover, Good, HSG D
66,748	93	Weighted Average
16,808		25.18% Pervious Area
49,940		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1aS: PR Subcat 1S

Hydrograph



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Type III 24-hr 25yr Rainfall=6.09"

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Summary for Subcatchment A: EX CB Catchment Area

Runoff = 8.78 cfs @ 12.13 hrs, Volume= 0.293 af, Depth> 2.09"

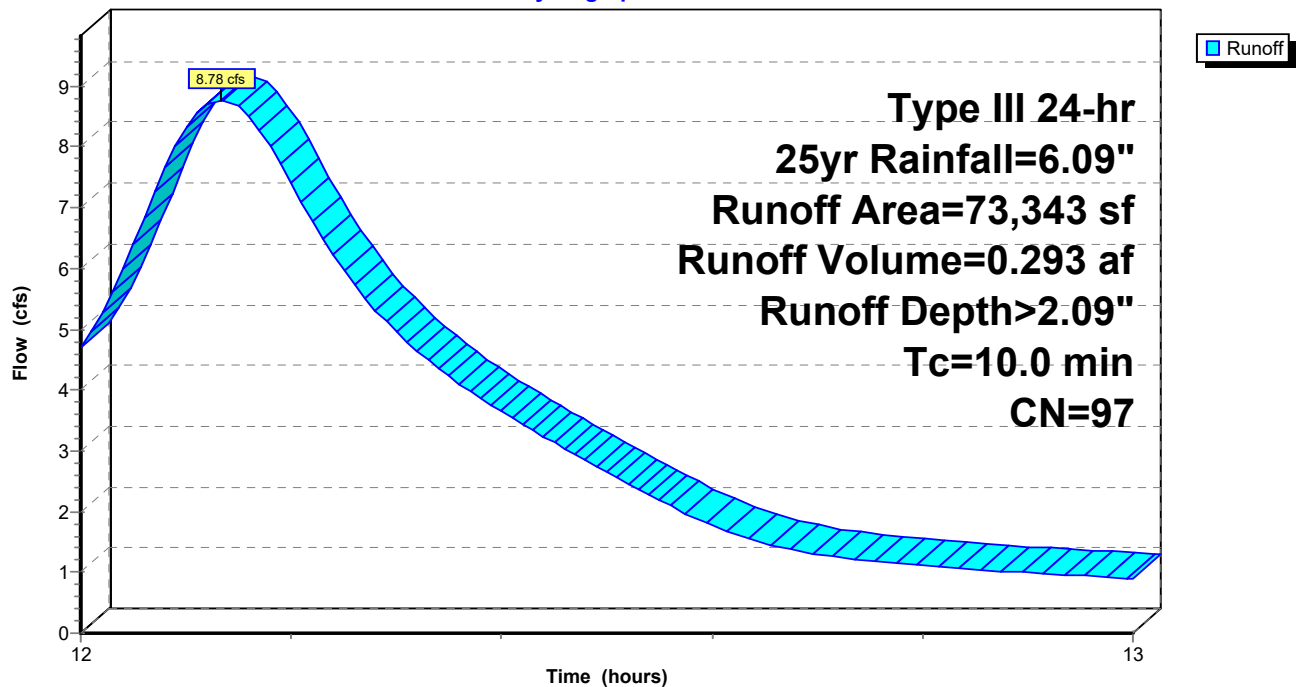
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr 25yr Rainfall=6.09"

Area (sf)	CN	Description
4,000	89	<50% Grass cover, Poor, HSG D
4,700	96	Gravel surface, HSG D
64,643	98	Paved parking, HSG D
73,343	97	Weighted Average
8,700		11.86% Pervious Area
64,643		88.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A: EX CB Catchment Area

Hydrograph



42624.00 - EX CB & PR Conditions

Type III 24-hr 25yr Rainfall=6.09"

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Summary for Pond P: EX CB's & Pipe network

Inflow Area = 3.216 ac, 81.79% Impervious, Inflow Depth > 1.98" for 25yr event
 Inflow = 16.84 cfs @ 12.09 hrs, Volume= 0.530 af
 Outflow = 16.63 cfs @ 12.11 hrs, Volume= 0.523 af, Atten= 1%, Lag= 0.9 min
 Primary = 16.63 cfs @ 12.11 hrs, Volume= 0.523 af

Routing by Stor-Ind method, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 7.70' @ 12.11 hrs Surf.Area= 2,697 sf Storage= 903 cf

Plug-Flow detention time= 1.6 min calculated for 0.516 af (97% of inflow)
 Center-of-Mass det. time= 0.9 min (738.4 - 737.6)

Volume	Invert	Avail.Storage	Storage Description
#1	3.80'	161 cf	4.00'D x 3.20'H Vertical Cone/Cylinderx 4
#2	3.80'	212 cf	15.0" Round Pipe Storage L= 173.0' S= 0.0050 '/'
#3	3.60'	64 cf	15.0" Round Pipe Storage L= 52.0' S= 0.0040 '/'
#4	3.80'	13 cf	12.0" Round Pipe Storage L= 16.0' S= 0.0050 '/'
#5	7.00'	1,980 cf	Custom Stage Data (Irregular) Listed below (Recalc)
		2,429 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
7.00	8	15.0	0	0	8
7.50	748	103.0	139	139	835
8.00	7,870	450.0	1,841	1,980	16,106

Device	Routing	Invert	Outlet Devices
#1	Primary	3.80'	15.0" Round Culvert L= 52.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.80' / 3.60' S= 0.0038 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.23 sf
#2	Primary	7.40'	20.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=16.62 cfs @ 12.11 hrs HW=7.70' (Free Discharge)

1=Culvert (Barrel Controls 7.95 cfs @ 6.48 fps)

2=Broad-Crested Rectangular Weir(Weir Controls 8.67 cfs @ 1.46 fps)

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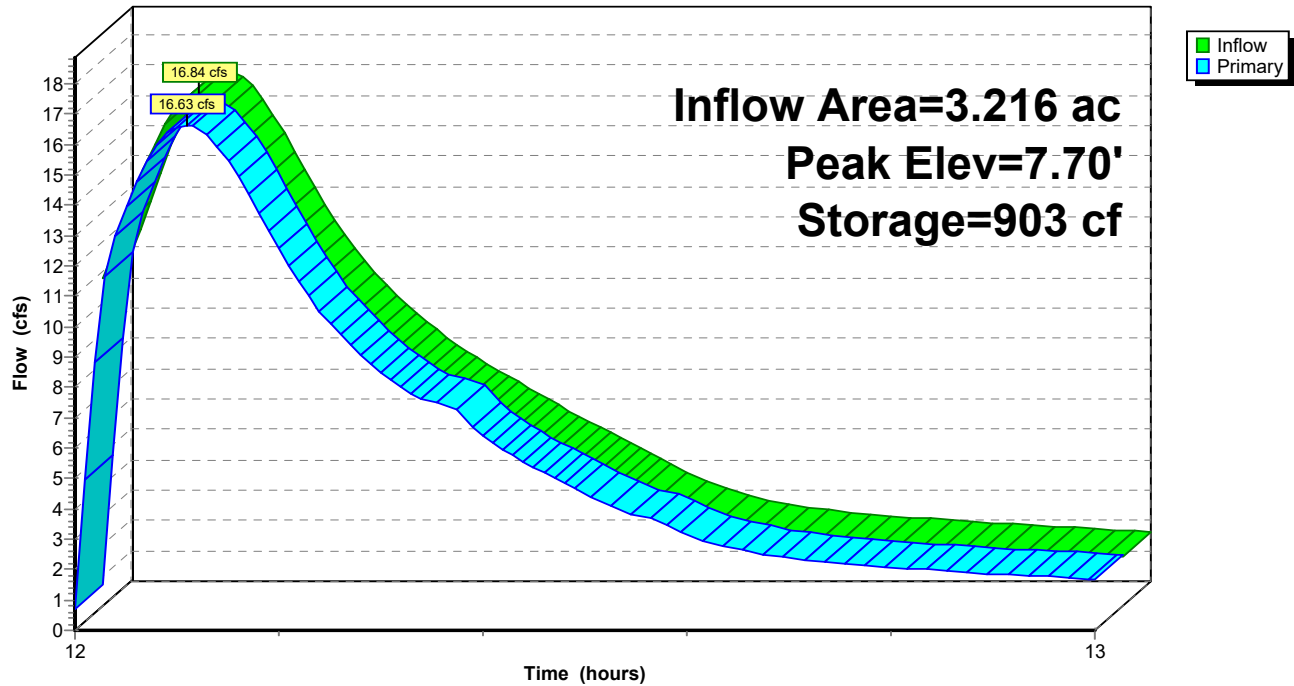
Type III 24-hr 25yr Rainfall=6.09"

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Pond P: EX CB's & Pipe network

Hydrograph



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Type III 24-hr 25yr Rainfall=6.09"

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Page 1

Hydrograph for Pond P: EX CB's & Pipe network

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
12.00	10.79	91	4.35	0.68
12.01	11.62	397	5.95	4.94
12.02	12.51	573	7.48	8.83
12.03	13.43	665	7.57	11.65
12.04	14.34	720	7.61	13.00
12.05	15.16	764	7.63	13.98
12.06	15.84	804	7.65	14.79
12.07	16.36	839	7.67	15.45
12.08	16.69	868	7.68	15.99
12.09	16.83	888	7.69	16.37
12.10	16.81	900	7.70	16.58
12.11	16.61	904	7.70	16.63
12.12	16.30	899	7.69	16.55
12.13	15.85	885	7.69	16.32
12.14	15.32	865	7.68	15.94
12.15	14.74	841	7.67	15.48
12.16	14.14	812	7.66	14.95
12.17	13.55	783	7.64	14.38
12.18	12.96	754	7.63	13.75
12.19	12.42	726	7.61	13.15
12.20	11.89	701	7.60	12.57
12.21	11.41	678	7.58	12.00
12.22	10.95	658	7.57	11.49
12.23	10.53	640	7.55	10.99
12.24	10.13	625	7.54	10.53
12.25	9.76	611	7.53	10.12
12.26	9.42	599	7.51	9.74
12.27	9.11	589	7.50	9.38
12.28	8.82	580	7.49	9.06
12.29	8.54	571	7.48	8.76
12.30	8.28	563	7.46	8.51
12.31	8.04	555	7.45	8.26
12.32	7.81	548	7.44	8.02
12.33	7.58	540	7.43	7.79
12.34	7.36	531	7.41	7.62
12.35	7.15	521	7.39	7.51
12.36	6.95	505	7.35	7.45
12.37	6.75	485	7.30	7.37
12.38	6.55	462	7.19	7.21
12.39	6.36	443	6.87	6.69
12.40	6.17	434	6.68	6.38
12.41	5.98	427	6.55	6.15
12.42	5.80	421	6.44	5.94
12.43	5.62	416	6.34	5.75
12.44	5.43	412	6.25	5.57
12.45	5.25	407	6.15	5.38
12.46	5.08	403	6.07	5.20
12.47	4.90	398	5.98	5.01
12.48	4.72	394	5.90	4.83
12.49	4.54	390	5.83	4.66
12.50	4.37	386	5.76	4.49
12.51	4.19	381	5.70	4.33

HIGHLIGHTED TIME IS
INUNDATION ABOVE
LOWEST RIM ELEVATION
AT COGGSWELL STREET

42624.00 - EX CB & PR Conditions

Prepared by VHB

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Type III 24-hr 25yr Rainfall=6.09"

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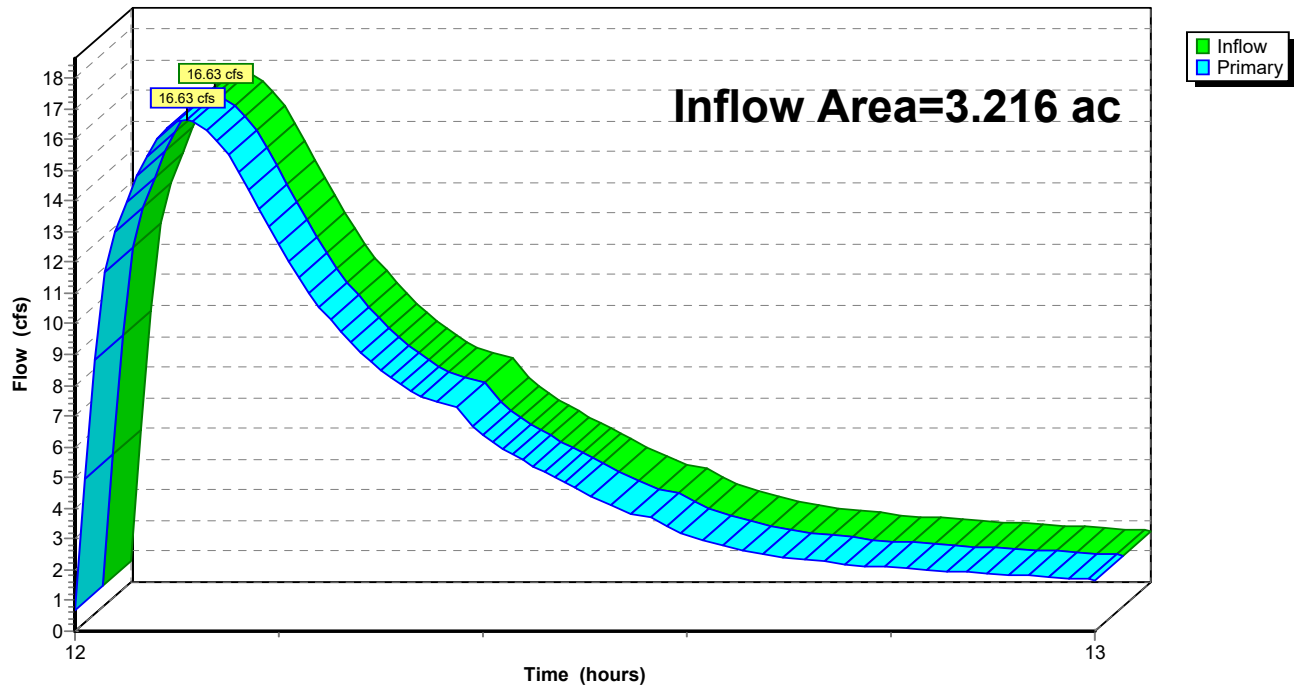
Summary for Link 1: Pawcatuck River

Inflow Area = 3.216 ac, 81.79% Impervious, Inflow Depth > 1.95" for 25yr event
Inflow = 16.63 cfs @ 12.11 hrs, Volume= 0.523 af
Primary = 16.63 cfs @ 12.11 hrs, Volume= 0.523 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 12.00-13.00 hrs, dt= 0.01 hrs

Link 1: Pawcatuck River

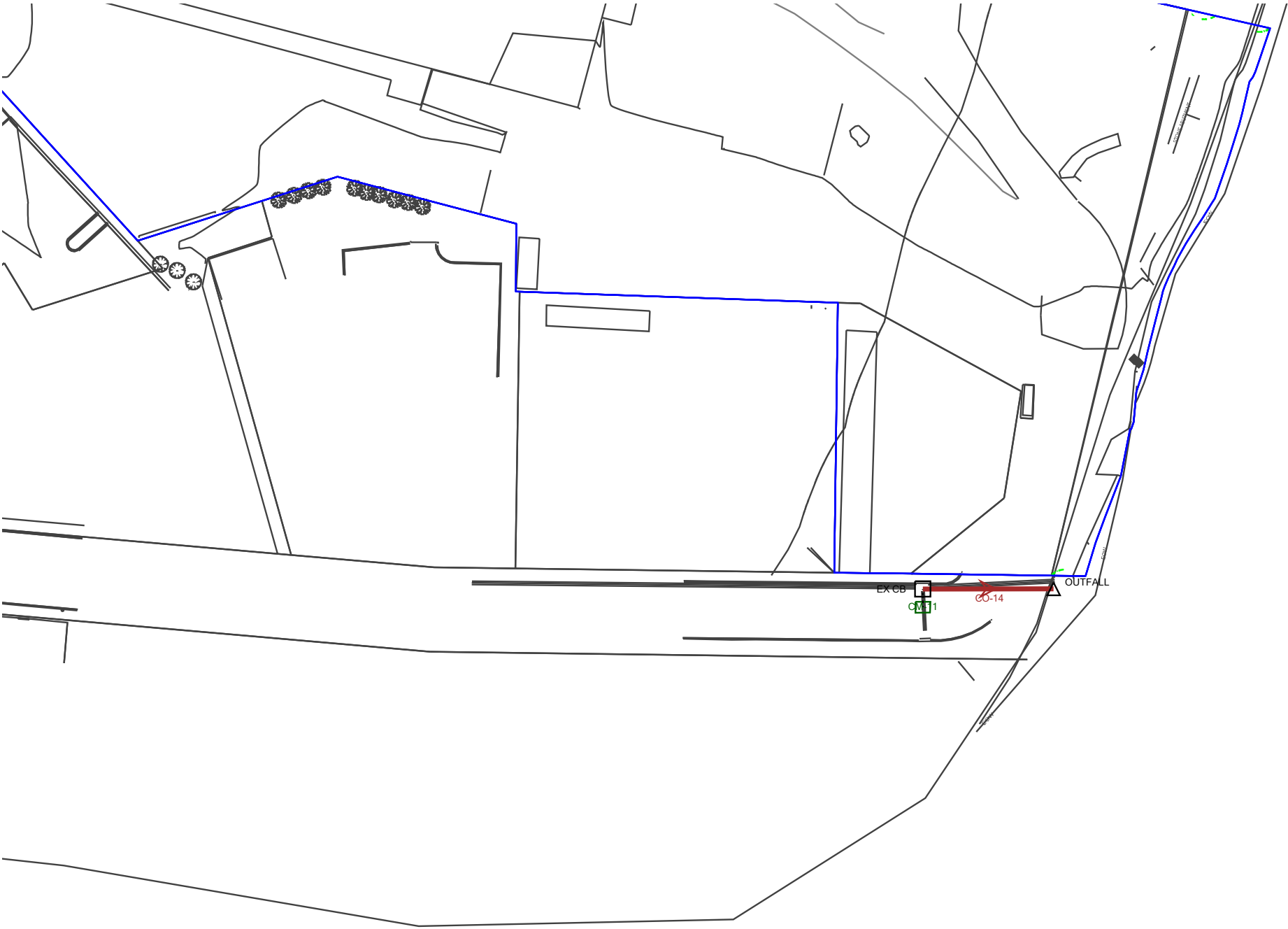
Hydrograph



FlexTable: Conduit Table

Label	Start Node	Stop Node	Upstream Inlet Area (ft²)	Upstream Inlet C	System CA (ft²)	Diameter (in)	Length (Unified) (ft)	Slope (Calculated) (ft/ft)	Velocity (ft/s)	Manning's n	Flow (cfs)	Capacity (Full Flow) (cfs)	Capacity (Excess Design) (cfs)	Invert (Start) (ft)	Invert (Stop) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
CO-14	EX CB	OUTFALL	73,306	0.851	62,360	12.0	51.2	0.004	11.41	0.018	8.96	1.61	-7.35	3.80	3.60	2.39	3.40	7.19	8.00	10.81	4.59

Scenario: Base



TOWN OF STONINGTON



Department of Planning
152 Elm Street
Stonington, Connecticut 06378
(860) 535-5095 • Fax (860) 535-1023

August 27, 2020

William R. Sweeney, Esq.
TCORS
P.O. Box 58
New London, CT 06320

Re: **PZ2017SUP WinnDevelopment Company LP** - Special Use Permit application for the development of an 82-unit residential apartment building with 70% of the units leased as affordable housing pursuant to CGS 8-30g. Proposal includes parking, stormwater management, utilities, and associated landscaping. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5.

Dear Mr. Sweeney:

The Town of Stonington Department of Planning has reviewed the application materials and plans submitted for the above-referenced project and has the following comments concerning this proposal:

1. Please verify the elevations of the finished portions of the ground floor for flood hazard compliance (Zoning Regulations Section 7.7.8.2.1).
2. Please include detail of proposed retaining wall (8.4.1.18).
3. Type 2 Site Plans require landscaping plans prepared by a licensed landscape architect. Size of proposed trees at maturity should be included (8.4.2.2).
4. Please include size and lighting information for proposed detached sign; permitted up to 18SF and 12' high (8.4.2.4).
5. Will there be any rooftop mechanicals on the building?
6. The alley next to 29 W. Broad includes two-way traffic, a drive-thru exit, narrow width and lacks a walkway. Are there any enhancements that can be made to better protect pedestrians in this area? (Recognizing this area is owned by others and is subject to an easement.)

Please note that new information cannot be submitted less than 15 days prior to the public hearing date without continuing the hearing. If you have any questions related to these comments, please feel free to contact me at 860.535.5095 or via email at kbrynes@stonington-ct.gov.

Sincerely,



Keith A. Brynes, AICP
Town Planner

cc: Matthew Robayna, WinnDevelopment Company LP, Applicant
Frank C. DeCiantis, Owner

ROUTING SHEET

PZ2017SUP WinnDevelopment Company LP - Special Use Permit application for the development of an 82-unit residential apartment building with 70% of the units leased as affordable housing pursuant to CGS 8-30g. Proposal includes parking, stormwater management, utilities, and associated landscaping. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5.

Department:

- ☐ BOARD OF SELECTMEN
- ☒ BUILDING OFFICIAL
- ☐ CONSERVATION COMMISSION
- ☐ HIGHWAY DEPARTMENT via TOWN ENGINEER
- ☐ HARBOR MANAGEMENT -
- ☒ POLICE COMMISSION
- ☒ TOWN ENGINEER – **CLA Engineers**
- ☒ FLOOD PLAIN MANAGER – **David Murphy, PE CFM Malone & MacBroom**
- ☒ TOWN SANITARIAN – **Ledge Light Health District**
- ☒ WATER POLLUTION CONTROL AUTHORITY – **Doug Nettleton**
- ☒ ZONING / WETLANDS ENFORCEMENT OFFICER

TOWN OF STONINGTON
PLANNING & ZONING

2020 AUG 25 P 4:02

RECEIVED

Other Agencies:

- ☒ FIRE DISTRICT CHIEF – **Pawcatuck**
- ☐ SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
- ☐ CT DOT – DISTRICT 2
- ☐ CT DEP OFFICE OF LONG ISLAND SOUND PROGRAMS (CAM)
- ☒ WATER COMPANY – **Westerly Water**

Adjacent Municipalities:

- ☐ STONINGTON BOROUGH
- ☐ NORTH STONINGTON
- ☐ GROTON
- ☐ LEDYARD
- ☒ WESTERLY

Return Comments By: **August 31, 2020**

Note:

Property served by public water and sewer and therefore no review is needed by LLHD. If plans for a pool are proposed, then the applicant will need to apply to the State Dept for approval and a license with LLHD.

Katrina Baldwin
Katrina Baldwin, RS
860-910-0388
Kbaldwin@LLHD.org

PUBLIC HEARING EXHIBIT FORM

PZ2017SUP WinnDevelopment Company LP - Special Use Permit application for the development of an 82-unit residential apartment building with 70% of the units leased as affordable housing pursuant to CGS 8-30g. Proposal includes parking, stormwater management, utilities, and associated landscaping. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5.

Hearing Date: September 15, 2020 **Virtual Meeting**

EXHIBIT #	ITEM DESCRIPTION
-----------	------------------

1	Central file
---	--------------

2	email from Todd and Dale Rosen
---	--------------------------------

3	letter from Mia Byrnes
---	------------------------

Gayle Phoenix

From: JUDD ROSEN <ct3bears@aol.com>
Sent: Tuesday, July 28, 2020 11:18 AM
To: kburns@pawfd.com; Darren Stewart; Department Of Planning; Stonington Selectmen; msumonahan12@gmail.com; nnykaza@gmail.com; ryan.blessing@gmail.com; MaryEllen Mateleska; sharonmarini@yahoo.com; eutter@hotmail.com
Subject: Public Comments to be made at Fire Station - from Judd & Dale Rosen

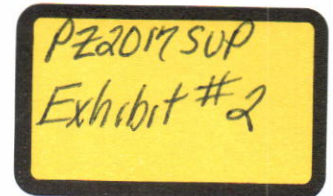
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: Chair, Dave Hammond, Stonington Economic Development Commission

28 July 2020

cc: Members of Stonington Economic Development Commission
cc: 1st Selectwoman, Selectpersons,
cc: Department of Planning, Town of Stonington
cc: Chief, Pawcatuck Fire Department district
cc: Chief, Stonington Police Dept, and Police Commission
cc: Riverwalk Condominium Association of Stonington

TO: Representatives of WinnCompanies of Boston



Subject: Comments & Questions pertaining to: Campbell Grain site redevelopment

We, Dale and Judd Rosen, are **the closest residential owners** to the proposed project: owning, building, occupying our property at 6 Coggswell Street for nearly 30 years, since 1993.

During that time we both have been continuously and directly involved with the Town of Stonington, Town of Westerly, and the Riverwalk Condominium Association of Stonington.

We come to make Comments and ask Questions, NOT representing the condo association, as the association (and its common areas) are represented by our president: Andrew Monahan.

The removal of the Campbell Grain buildings has been a welcome opportunity to develop, within a larger planning area, a positive downtown community.

We come specifically to encourage the Town of Stonington and WinnCompanies of Boston to continue working together to redevelop the Campbell Grain site.

Background

During the time of our initial ownership on Coggswell Street, we were directing our family 4th generation business, and shortly thereafter, at age 54, we retired. We selected Stonington as our home as we respected the small town friendly community and we both wanted to participate in the informal and formal aspect of the area.

We come to this meeting fully versed on the happenings of our community and in full participation with the various local governments and groups. We are informed and knowledgeable.

Judd is the past plan commission chair in an other jurisdiction, a village board member, and an advisor to a county commissioner on planning matters.

Judd was a member of the Westerly/Pawcatuck Task Force, in part discussing how the two communities could work together in developing common land use principles. Further to this goal we both participated in a Design Charrette with the Town of Stonington: a project attempting to resolve planning solutions in the downtown corridor. Several meetings were held at our residence by Town officials to discuss similar issues.

Judd and Dale both served in the condo association as an officer and as a executive board member: Judd as the vp/communication manager.

Recently, Judd was invited by the Economic Development Commission to review the initial site plan suggestions for the Campbell Grain site redevelopment by a Commission hired Westerly architect.

Questions & Comments

1) As the heavy footprint and denseness of this proposal is noted, **what provisions can be offered/donated for open space:** (other than the small Pawcatuck River exposure) especially, as the property is adjacent to the Broad Street memorial park & Donahue Park? A connection for all this important open space is needed. The identity of a Downtown area with green space is valuable and meaningful.

2) Vehicular and Foot traffic on Broad Street, Coggswell Street, the alley between the Donut Shop and Beauty Salon PLUS the unusually abnormal number of curb cuts on Broad street between Coggswell Sreet and the RR trestle at Mechanic Street are all **excessive and dangerous.**

What **provisions can be offered/donated for an outside Traffic consultant?** Will the **public Coggswell Street dead-end be extended** thru and around the property as a public roadway, dedicated to the Town?

3) Utility easements, underground and above ground, are extremely restricted & limited and do not adequately serve the existing properties. With the heavy footprint, **what improvements to both can be offered to bring these infrastructure necessities into existence?**

4) In 2005 The Town commissioned Yale Urban Design to produce a 21 page report on "Pawcatuck Revitalization Strategies" and in it a number of pages illustrated and discussed the planning corridor between the Pawcatuck River, the RR tracks, and Broad Street. Recommendations included were this "Coggswell Street corridor."

How can this WinnCompanies of Boston proposal assist with these goals?

5) The beauty of the Coggswell Street riverview is spectacular and offers exceptional space for community recreation and attraction, together with a safety protocol to keep the river-way clean and useable.

How can this project extend these goals?

6) The Town of Stonington and neighboring towns have an underutilized asset in the AMTRAK transportation system. Plans have been proposed to EXTEND the secondary Commuter Rail trains that end in New London to the Westerly Train Station, opening up needed lower cost and effective rail connect to western CT and NYC.

How can this project help in developing this process to attract & assist its future residents?

7) The Town of Stonington and the Town of Westerly, supported by planners and residents, determined that an elevated walking bridge be built at the northern end of this site for residents, visitors & commuters, and it connected to the sidewalk at the AMTRK station. Recently the Town of Stonington planner proposed that this bridge would be easily possible as two sturdy stone embankments are in place to assist in spanning the bridge. The key to this walkway is the Campbell Grain site redevelopment property.

How can this WinnCompanies of Boston proposal offer/donate infrastructure for this needed project?

8) New construction of rental housing in our downtown Pawcatuck area is mostly limited to rehabbing of existing structures. These projects are rather quietly worked upon inside a structure. They are not normally noisy, and heavy with construction personnel and equipment coming and going.

How can this WinnCompanies of Boston proposal offer additional security, safety, and quiet to the neighborhood during the construction phase(s) and during occupancy ?

We come specifically to encourage the Town of Stonington and WinnCompanies of Boston to continue working together to redevelop the Campbell Grain site.

It would be helpful to us and other residents and businesses to have our questions addressed in writing.

Thank you.

Judd & Dale Rosen. 6 Coggswell Street Pawcatuck, CT 06379 860 599 0606 ct3bears@aol.com

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TOWN OF STONINGTON
PLANNING & ZONING

July 8, 2020

Mr. David Rathbun, Chairman
Stonington Planning & Zoning Commission
Town of Stonington
152 Elm Street
Stonington, CT 06378

Re: Support for the redevelopment of Campbell Grain site; 15 Cogswell Street, Pawcatuck, CT

Dear Chairman:

Over the course of the last few months we have learned of WinnDevelopment's proposal to develop a new mixed-income housing site at the Campbell Grain property in downtown Pawcatuck, CT. The site itself has been a blight for over a decade, does not contribute positively to Downtown Pawcatuck, and is in great need of redevelopment. WinnDevelopment's proposal of 82 rental units will be a welcomed sight and a much-needed boost to a downtown that is in need of new investment – particularly housing.

We have spoken with representatives from WinnDevelopment about the project as they sought input from residents and local business owners prior to submission of a planning & zoning application. Their approach for an inclusive and mixed-income community will be a transformational development for Pawcatuck. In addition to redeveloping a site that currently does not contribute to the downtown business area, it will introduce a new customer base adjacent to many local businesses. The development will help further Downtown Pawcatuck as a walkable neighborhood by building new dense housing in close proximity to shops, restaurants, parks, the library, transportation, and other amenities. The new housing will add vibrancy to the downtown by using an underutilized infill site, which is a proven and desired way to knit together the fabric of village centers.

As you consider the zoning application before you, I ask that you approve the application. It is clear that this endeavor will be the catalyst for the true transformation of downtown Pawcatuck, will be an asset to the community for years to come, and we are confident that Winn and the rest of the development team are the best to do it.

Sincerely,

Mia Byrnes

