

TOWN OF LEDYARD  
APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW

Application No. \_\_\_\_\_

Receipt Date \_\_\_\_\_

CAM Exempt?  Y  N

Date Submitted \_\_\_\_\_

Location of Work (street address) 7 Hurlbutt Road Zoning District GFDD-1

Is this property within 500 feet of another town? NO CAM Zone?  Y  N

Existing Use Elementary School (Educational Institution) Assessor's Map No. 91-1050-7

\* Please refer to the Zoning Regulations for assistance with application details.

~~Agent~~ Agent \_\_\_\_\_ \* Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Owner (if different) Town of Ledyard

Address of Owner 741 Colonel Ledyard Hwy Telephone \_\_\_\_\_

Ledyard, CT 06339

Proposal:<sup>4</sup>

- Site Plan                       Sign Permit                       Regulation Change<sup>+</sup>                       Zone Change<sup>+</sup>
- Gravel Permit                       Fill Permit                       Flood Hazard Permit                       CAM Permit
- Special Permit<sup>+</sup>                       Other: Change of Use per Section 4.10.F.

Details See Attachment

Special Exceptions:<sup>4+</sup>

- Bed & Breakfast Operation                       Apartment/Condominium                       Two-family Dwelling
- Country Inn                       Mobile Home Village                       Contractor Home Occupation
- Temporary Saw Mill                       Child Day Care Center                       Commercial Vehicle/ Contractor Equipment Storage
- Home Husbandry\*\*

<sup>+</sup>Public Hearing Required

<sup>\*</sup>Does the deed for this property contain restrictions on the proposed activity? NO

<sup>\*\*</sup>Does the deed for this property contain restrictions on the keeping of animals? NO

Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ or Reapplication Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

List previous zoning application numbers: \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Denied by \_\_\_\_\_ Date \_\_\_\_\_

FEE: \_\_\_\_\_ + \$60.00 State Fee = \_\_\_\_\_ DATE PAID \_\_\_\_\_ RECEIPT # \_\_\_\_\_ 7/11/13



# Regional Planning Commission

## Revision 3/13/14 APPLICATION FOR CHANGE OF USE OF 7 HURLBUTT ROAD

### I. Introduction

This application is submitted pursuant to Section 14.1 of the Zoning Regulations - "Changes in Use in Village, Design, and Commercial Districts".

It is an application for a Special Permit to change the single-use of 7 Hurlbutt Road [the "property"] by allowing multiple new and replacement uses within the "property" pursuant to Section 4.10.E of the Zoning Regulations, which provides that "Multiple uses may be combined on a single lot or within a single structure, provided that all standards for each individual use are met."

Each individual new use and replacement use within the "property" allowed by right under this special permit will require a separate zoning application and a zoning permit for that use issued by the Zoning Enforcement Official.

### II. ~~Request for~~ Relief From Requirement for a New Sealed Site Plan

A new sealed site plan will not be required. The "property" is a 24,138 square foot non-conforming pre-existing building with 45 lined parking spaces plus 2 lined parking spaces for handicapped parking. This application does not propose any changes to the exterior of the building, no changes in the footprint of the building or its accessory uses, and no changes in parking capacity, parking lot design, traffic flow, pedestrian flow, exterior lighting, signage, or waste management.

Pursuant to Section 6.2.H- (1) of the Zoning Regulations, a new sealed site plan is not necessary for the evaluation of this application because there is (a) no need to measure, evaluate, and/or map topographic conditions, (b) no need to know the exact location of boundary lines, interior lot lines, and/or street lines, and (c) no need to know the exact locations of existing buildings to determine compliance with the regulations. Each application for a zoning permit for a new or replacement use within the "property" shall include the location and square footage for the proposed use.

### III. Special Permit Use and Normal Hours of Operation Conditions

An individual zoning permit may be granted at any time under this special permit for the following new (and replacement) uses within the "property". Desired uses that are not listed will require an amendment to this special permit.

#### USE

#### NORMAL HOURS OF OPERATION

Artist Studio	8 AM to 8 PM
Office	8 AM to 8 PM
Child Day Care Center	7AM to 9 PM
Clubs	9 AM to 11 PM
Community Center	7 AM to 11 PM
Educational Institution	7AM to 11 PM
Equipment Repair - Inside	7 AM to 8 PM

Family Entertainment Center	7 AM to 11 PM
Financial Institution	7 AM to 6 PM
Library	8 AM to 10 PM
Clinic, including medical & dental	6 AM to 12 Midnight
Museums, art gallery, cultural	8 AM to 10 PM
Personal Service Establishments	7 AM to 10 PM
Recreation Facility – Indoor	7 AM to 10 PM
Religious office & services	8 AM to 10 PM
Repair shop (computers, shoes, equiv.)	7 AM to 8 PM
Research & testing – inside	7 AM to 8 PM
Retail Sales	8 AM to 8 PM
Shopping Center	8 AM to 8 PM
Specialized commercial uses – other	8 AM to 8 PM
Theater – inside	8 AM to 10 PM
Veterinary office & clinic	7 AM to 9 PM
Accessory uses to the above principal uses	

#### IV. Parking Conditions

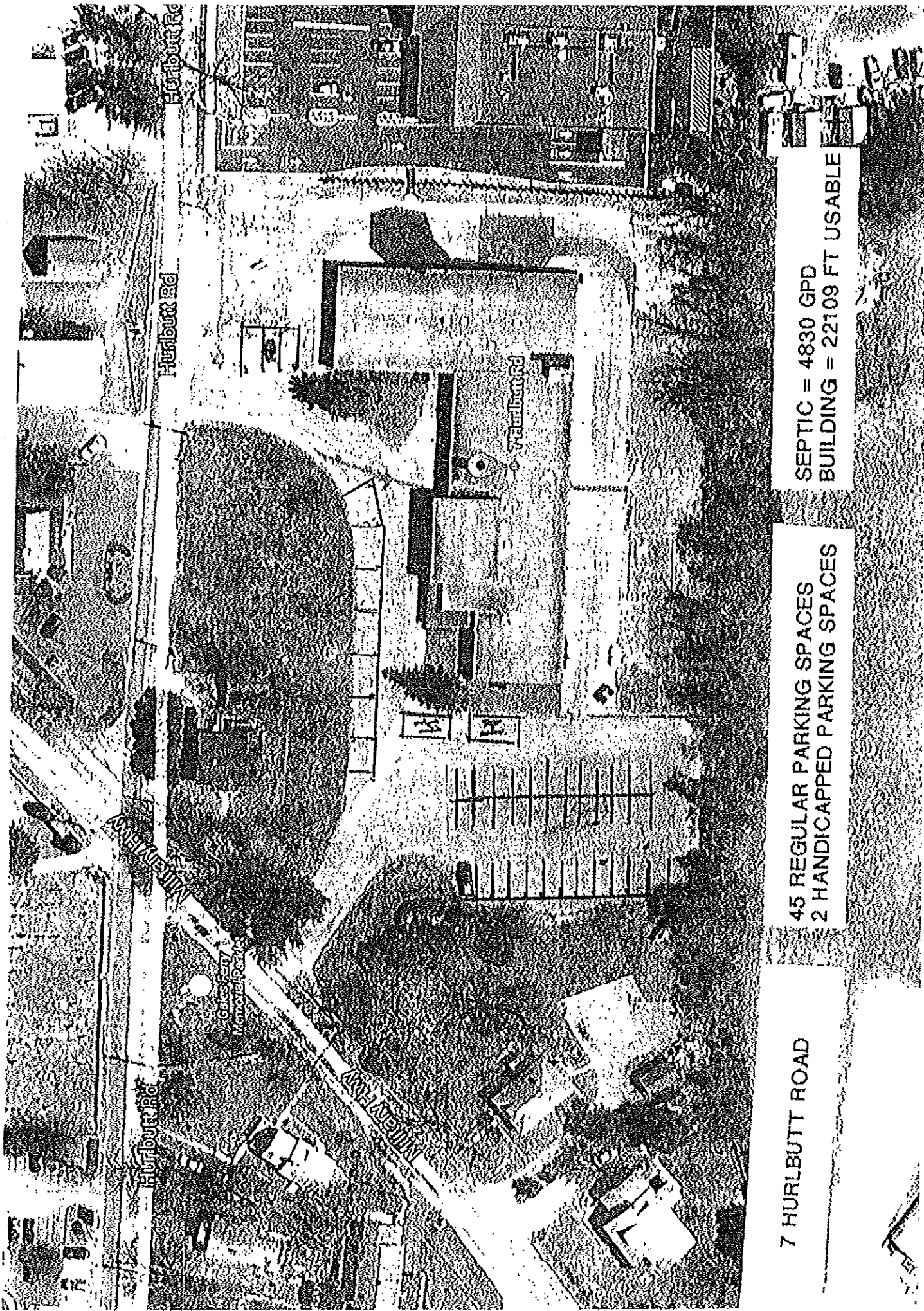
1. Each application for a zoning permit for a new or replacement use within the “property” shall include the number of parking spaces expected for each.
2. The minimum number of parking spaces expected shall be 2 spaces per 1000 square feet of floor space allocated for the use, except that there shall be a minimum of (a) 1 space per 1000 square feet of an artist studio use, museum use, art gallery use, repair shop use, retail sales use, or cultural institution use, (b) 1 space per every 8 children for a child day care center use, (c) 4 spaces per 1000 square feet allocated to a club use, (d) 1 space for each 5 seats for an educational institution use, (e) 1 space for each 5 seats for a religious use, (f) 3 spaces per 1000 square feet allocated for shopping center uses, and (g) 1 space for each 5 seats for theater uses.
3. No zoning permit shall be granted under this special permit for a new or replacement use within the “property” unless the cumulative total of parking spaces required is equal or less than 45, or the hours of operation of a use are limited to times when other uses are not active.

#### V. Signage Conditions

Identification of each new and replacement use within the “property” shall be limited to the existing kiosk freestanding sign structure. Exterior wall mounted and roof mounted signs for individual uses shall not be allowed. Window glass shall not be used for signage. There may be an exterior wall mounted changeable “bulletin board” near the “property” entrances listing the name of each use and its location within the “property”.

#### VI. Responsibility Condition

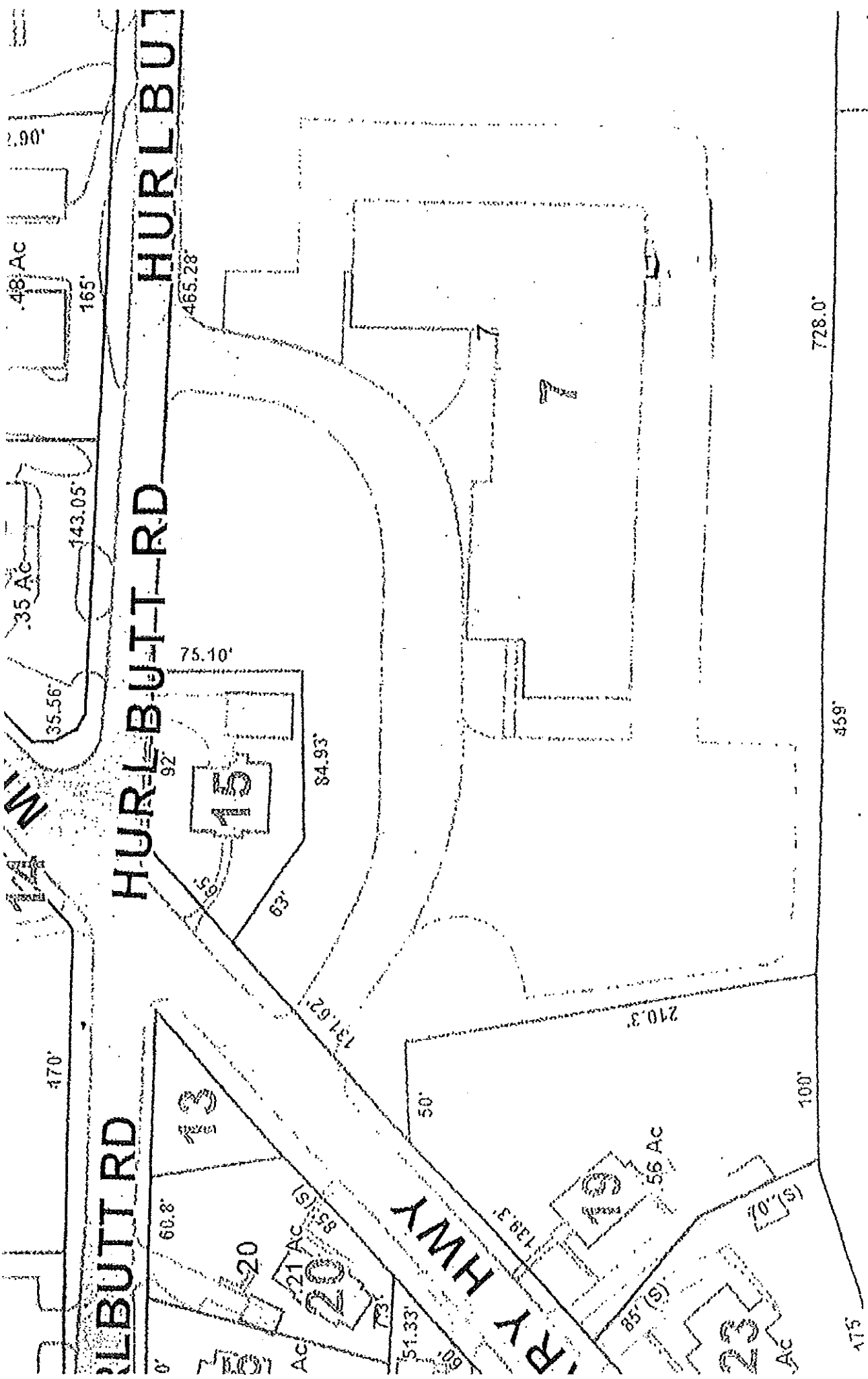
The Owner of the “property” shall be responsible for the conformance of the new and replacement uses with the conditions of this special permit and the applicable zoning regulations.



SEPTIC = 4830 GPD  
BUILDING = 22109 FT USABLE

45 REGULAR PARKING SPACES  
2 HANDICAPPED PARKING SPACES

7 HURLBUTT ROAD



**From:** jeffrey kulo <jkulo@sbcglobal.net>  
**Subject:** Re: Gale Ferry Sch SP Draft Ap  
**Date:** April 14, 2014 12:24:01 PM EDT  
**To:** Charles Karno <planner@ledyardct.org>, Ed Lynch <catalyst05@comcast.net>, Kenneth Koe <kenkoe@comcast.net>, Mike Cherry <cherrym@asme.org>, Naomi Rodriguez <naocry@comcast.net>, Nate Woody <nate.a.woody@gmail.com>, Paula Jackson <apcjackson@hotmail.com>, Tom Baudro <tbaudro@rpsct.com>  
**Cc:** Joseph Larkin <zoning.official@ledyardct.org>, "Kathi A. Springer" <land.use.asst@ledyardct.org>  
**Reply-To:** jeffrey kulo <jkulo@sbcglobal.net>  
▶ 1 Attachment, 118 KB

Page 2 of the text was missing. It covers more uses, Parking, Signage and Responsibility (the owner/landlord). We also need to add the words "as shown on Figures 1 and 2" to the end of the second sentence under II. JJK

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**From:** Charles Karno <planner@ledyardct.org>  
**To:** Ed Lynch <catalyst05@comcast.net>; jeffrey kulo <jkulo@sbcglobal.net>; Kenneth Koe <kenkoe@comcast.net>; Mike Cherry <cherrym@asme.org>; Naomi Rodriguez <naocry@comcast.net>; Nate Woody <nate.a.woody@gmail.com>; Paula Jackson <apcjackson@hotmail.com>; Tom Baudro <tbaudro@rpsct.com>  
**Cc:** Joseph Larkin <zoning.official@ledyardct.org>; Kathi A. Springer <land.use.asst@ledyardct.org>  
**Sent:** Monday, April 14, 2014 8:39 AM  
**Subject:** Gale Ferry Sch SP Draft Ap

Hi:

Attached is the draft special permit application Jeff discussed at the last meeting.

Charlie

Charles Karno  
Town Planner  
Town of Ledyard  
741 Colonel Ledyard Hwy  
Ledyard, CT 06339

[planner@ledyardct.org](mailto:planner@ledyardct.org)

860.464.3215



Page 2 GFS....docx (118 KB)