

Groton Long Point, CT 06340

Application for Zoning Permit Revised 9.10.2024

New Construction & Additions (fee: \$260)

Basic Permit (fee: \$130) for fences, walls, shower stall, etc.

Fee payable to: Groton Long Point Association

(Complete permits are due to Zoning Official, including all attachments and correct information, 7 days before a scheduled Zoning Commission meeting. Late or incomplete applications will be referred to the following meeting.)

Application #		Date Received	
Name of Property Owner & Address			
Email address			
Contact Phone #			
Mailing Address			

Zoning Permit Criteria (Zoning Regulations 7.1.1)

Category II - new dwelling or construction which changes the exterior configuration of the building, construction of accessory buildings, fences, walls, or docks, or any other construction not specifically included in Category I including substantial improvement.

Procedure –

- (1) applicant submits a completed Application for Zoning Permit to the Zoning Enforcement Official;
- (2) the Zoning Enforcement Official approves the permit if all Zoning Regulations are complied with;
- (3) if approved, the applicant then applies for a Building Permit with the Building Official;
- (4) if the Zoning Permit is denied, the applicant may either revise and resubmit the application or appeal to the Zoning Board of Appeals for a variance.

When the proposed construction is for a new or relocated dwelling or when deemed necessary by the Zoning Enforcement Official to verify lot boundaries (such as fences), the application for Zoning Permit and site plan required by Section 3.13.1.a shall be accompanied by a lot survey of class at least A-2. Such survey shall be recorded with the Town of Groton Registry of Deeds. All drawings for this work must have the following statement attached: "The work proposed by this drawing has taken into account the scale and harmony of the Groton Long Point Community."

*Brief description of construction/activity:

Flood Insurance Rating Map Zone:	
*Estimated yards of earth to be removed	
Estimate of yards of fill required	

DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION (Mandatory are underlined, others consult Zoning Official)

- One copy of the property's street card available at the Assessor's Office, Groton Town Hall.
- One copy of current deed for entire property available from Land Records Office, Groton Town Hall.
- Two Copies of the Site Plan of Development for the project (ZREGS 3.13), documenting the projects compliance with all requirements of Zoning Regulations including the actual shape and dimensions of the lot to be built on, the size, area, and location on the lot for an existing principal and accessory structure, and the lines within which the proposed building or structure is to be erected. The smallest dimensions from existing and proposed structures to each property line must be included. Final building lot coverage and lot area in square feet must be included. The elevation of the lowest habitable floor in relation to mean sea level must be shown as must both the pre and post construction grade within ten feet of the structure.
- One copy of the construction drawings for the project.
- One copy of the FEMA elevation certificate for substantial renovations and new houses. (Zregs 10.4.3.2). No Certificate of Occupancy will be issued without a completed Flood Elevation Certificate for houses in a SFHA.
- Two copies of the completed Coastal Site Plan Review Questionnaire, if required (Zregs 11), along with all necessary support information.
- Two copies of the Soil Erosion and Sediment Control Plan for the project, if required. (Zregs 3.26).
- Two copies of required permits from other Federal, State or local regulatory agencies (if required).
- One copy of a class A-2 lot survey, if required. (Zregs 7.1.1.b.)
- One copy of an appraisal of current market value (req'd as determined by Z.O.) for substantial renovations.

The owner of the property guarantees that all the applicable requirements of the GLP Zoning Regulations will be met and also hereby authorizes the GLP zoning and building officials to enter upon the property in question for the purpose of inspection, compliance, and enforcement with regards to the GLP Zoning Regulations. All mandatory (red text) fields must be filled in by the homeowner or agent. The homeowner or agent guarantees that all contractors comply with the GLPA Noise Ordinance.

Homeowner/Agent Signature	
Homeowner/Agent Printed Name	
Date	

Zoning Official Recommendation:	
Date of Complete Application Received	
Day of Receipt (The day of the next regularly scheduled meeting of the Zoning Commission. A decision on an Application for a Zoning Permit will be rendered within 65 days of the "day of receipt".)	

Zoning Commission Action	
Project Exempt from Coastal Site Plan Review	Y/ N
If no, then Coastal Site Plan approved by Zoning Commission	Y/ N
Zoning Commission Date of approval	
Project exempt from Erosion and Sediment Control Plan	Y/ N
If no, then Erosion and Sediment Control Plan approved by Zoning Commission	Y/ N
Zoning Commission Date of Approval	

ZONING OFFICIAL ACTION	
Approval is hereby granted for the project described with the following modifications and/or conditions	
Subject to modifications/conditions stated above, you may now apply for a building permit	
Approval is hereby denied for the project described for the following reasons	
You have the right to appeal as stated in the GLP Zoning Regulations and CGS.	
Zoning Officer Signature	
Zoning Officer Printed Name	
Date	