

**SPECIAL MEETING
AGENDA
ZONING BOARD OF APPEALS
NOVEMBER 30, 2016 - 5:30 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 3**

I. ROLL CALL

II. MEETING PORTION

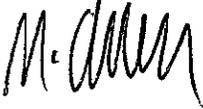
1. CAL16-01 - 277 Candlewood Road, Northeast Tire Services LLC/Antonio Portunato, Owner/Applicant*

III. ADJOURNMENT

* Enclosed

Next meeting: December 14, 2016

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Matthew Allen, Planner I 
DATE: November 16, 2016
SUBJECT: CAL16-01, Northeast Tire Services, 277 Candlewood Road

A special meeting of the Zoning Board of Appeals will be held November 30 to consider an Approval of Location for Northeast Tire Services at 277 Candlewood Road. An automotive business has existed at the location for many years, but a recent change in ownership requires a new approval per CT General Statute. There will be no change in use.

Please find attached copies of the narrative and property card submitted with the application as well as a location map. If you have any questions or requests please contact me at mallen@groton-ct.gov or 860-448-4088.

**NARRATIVE REPORT
TO ACCOMANY APPLICATION
FOR CERTIFICATE OF APPROVAL OF LOCATION
122 CANDLE WOOD ROAD
GROTON, CONNECTICUT 06340**

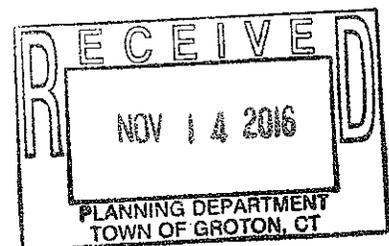
The 0.49 acre site is located off of Gold Star Hwy at 277 Candlewood Road in Groton Connecticut. The immediate area is developed for a variety of commercial uses. This site is presently occupied by an 8,364 sq. ft building built in 1971. It was formally Bobs Auto and was used as an automotive dealership and repair facility for decades and will continue to be an automotive dealership and repair facility under new ownership as Northeast Tire Services LLC.

Candlewood Road is located off of Gold Star Hwy before the intersection where North Road meets Gold Star Hwy. Candlewood Road is a two lane road with pavement width of 27-28 feet. Gold Star Hwy, in the vicinity of the site, is a two lane arterial road with pavement width of 40-42 feet including travel lanes and shoulders. The posted speed limit in the area is 45 miles per hour.

With regards to traffic generation, there are no changes. This building has been used as an automotive dealership and repair facility for decades, traffic generation will remain the same.

On the basis of this information, the proposed use is not anticipated to have any effect on traffic conditions, public travel and safety within the vicinity of the site.

Antonio Portunato,
Owner
Northeast Tire Services, LLC
277 Candlewood Road
Groton, CT 06340



Print Card

Commercial Property Card

Print Date: 11/14/2016

Card 1 of 1

Account 179020718137	Location 277 CANDLEWOOD RD	Zoning CB-15	Deed Book/Page 1170/1179	Acres 0.49
District CENTER GROTON	Use Code AUTOMOTIVE SUPPLIES SALES AND SERVICE			

Current Owner

CERAVOLO DOMINICK
1348 BALDWIN HILL RD
GALES FERRY CT 06335

Property Picture



Building Information

Building No: 1
Year Built: 1971
No of Units: 1
Structure Type: AUTO SERVICE
Building Total Area: 8364 sqft.
Grade: C
Identical Units: 1

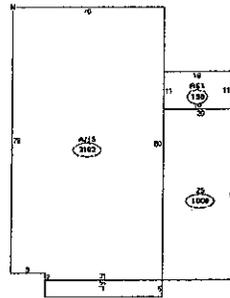
Valuation

Land: \$99,000
Building: \$286,800
Total: \$385,800
Total Assessed Value: \$270,060

Recent Sales

Book/Page	Date	Price
448/426	7/14/1987	\$0
1170/1179	9/8/2016	\$240,000

Building Sketch



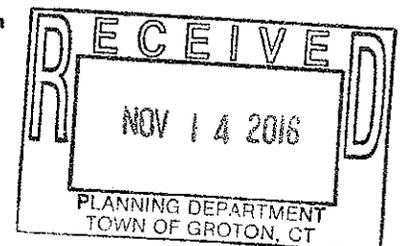
DASH 412 sq ft
 A-02 412 sq ft
 B-02 100 sq ft
 C-02 100 sq ft
 D-02 100 sq ft
 E-02 100 sq ft
 F-02 100 sq ft
 G-02 100 sq ft
 H-02 100 sq ft
 I-02 100 sq ft
 J-02 100 sq ft
 K-02 100 sq ft
 L-02 100 sq ft
 M-02 100 sq ft
 N-02 100 sq ft
 O-02 100 sq ft
 P-02 100 sq ft
 Q-02 100 sq ft
 R-02 100 sq ft
 S-02 100 sq ft
 T-02 100 sq ft
 U-02 100 sq ft
 V-02 100 sq ft
 W-02 100 sq ft
 X-02 100 sq ft
 Y-02 100 sq ft
 Z-02 100 sq ft

Sketch Legend

---	Main Living Area	ISMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MLB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	OPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	AUTO PARTS/SERVICE	FRAME	WOOD JOIST	HOT AIR	NONE	FAIR
02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	NONE	NORMAL
A1 - A1	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	NORMAL



Town of Groton



277 CANDLEWOOD RD



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by The Sambaon Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map is based on the most current available information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is not intended to be used for legal purposes. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

Date: 11/16/2016

