

December 14, 2022

Via Hand Delivery

Zoning Commission  
Town of Washington  
Bryan Memorial Town Hall  
Washington Depot, CT 06794

**RE: The Frederick Gunn School, Incorporated – 99 Green Hill Road  
Modification Request to the Special Permit Application for the  
Proposed Center for Innovation Active Citizenship.**

Dear Commission Members:

The Frederick Gunn School is pleased to submit this application for a modification to the special permit regarding the Center for Innovation and Active Citizenship (CIAC).

Attached are the following:

- 1.) Special Permit Application – Issued for Modification
- 2.) Description of proposed modification
- 3.) Site Plan of the 22 South Street Property showing location of proposed material storage areas, prepared using Survey of the property prepared by Smith and Company, dated October 3, 2011.
- 4.) Connecticut Department of Energy and Environmental Protection email regarding its approval of domestic sewage flows for the proposed new building, dated January 18, 2022
- 5.) Mandatory Pre-application form pursuant to PA 05-124
- 6.) Variance approved by the Washington Zoning Board of Appeals on January 20, 2022
- 7.) Special Permit Approval, dated April 5, 2022
- 8.) Washington Historic Commission Certificate of Appropriateness, dated January 28, 2022
- 9.) Application fee checks for \$50 and \$60.

We look forward to presenting the application to the public hearing.

# Town of Washington Zoning Commission

## Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 99 Greenhill Road, Washington, CT 06793

Name and Mailing Address of Property Owner:

The Frederick Gunn School, Incorporated, 99 Greenhill Road, Washington, CT 06793

Name and contact information for authorized agent (if applicable – attach letter of authorization):  
\_\_\_\_\_

Application is for (Check One):

**New Special Permit - Fee: \$150**

Proposed Use: \_\_\_\_\_

Zoning Regulation Section: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Historic District: yes no

\_\_\_\_\_ Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.

\_\_\_\_\_ Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.

\_\_\_\_\_ Attach a floor plan.

**\*\*\*ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER\*\*\***

**Modification of an existing Special Permit – Fee \$50**

Approved Use: School Use. Demolition of existing 1960's Science building and construction of new building: New Center for Innovation and Active Citizenship

Zoning Regulation Section: 4.4.10

Date of Approval: April 5, 2022

Attach a written description of the proposed revision and why it is needed.

Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system

N/A Attach a revised floor plan, if applicable

**\*\*\*ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER\*\*\***

Also required for **ALL** applications:

Health Department Approval: Health Department Agent Sign-off Date: January 18, 2022  
\*Email from DEEP

Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington

N/A Letter of Authorization signed by the property owner if he will be represented by an agent

Signed Mandatory Land Use Pre-Application Form re: Conservation Easements

N/A Proof of Inland Wetlands Commission approval, if applicable

Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

Proof of Historic District Certificate of Appropriateness, if applicable

N/A Driveway sign-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations

Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

Signature of Property Owner:  Date: 12/14/2022

Telephone Number: (860) 350-0121 Email Address: cowellc@frederickgunn.org

**\*\*\*UNFOLDED PLANS/MAPS WILL NOT BE ACCEPTED\*\*\***

FOR OFFICE USE:

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_ Check # \_\_\_\_\_ Date: \_\_\_\_\_ Written by: \_\_\_\_\_

Scanned \_\_\_\_\_ Building \_\_\_\_\_ Index \_\_\_\_\_

**Continuation Sheets – Town of Washington Special Permit Modification Request Application**

**New Center for Innovation and Active Citizenship Building**

**The Frederick Gunn School RE: 22 South Street Campus - December 14, 2022**

**Description of Proposed Revision**

The Frederick Gunn School is currently in construction of a new Center for Innovation and Active Citizenship building on the school's main campus located at 99 Greenhill Road, Washington, CT. As part of that project there is a need to stockpile materials and soils excavated for the building, sidewalks, etc. in order to re-use for backfilling, grading, and landscaping of the building and surrounding area within the limits of construction. This is in keeping with the school's sustainability goals to maintain as much of the natural "native" materials on site as possible and to return any original material back to campus as opposed to shipping off site permanently and to support the Town's sustainability efforts as well. As the current construction area is constrained due to the required fencing, equipment and construction material storage areas, there is no place on that site to stockpile this material temporarily and maintain staff and student safety.

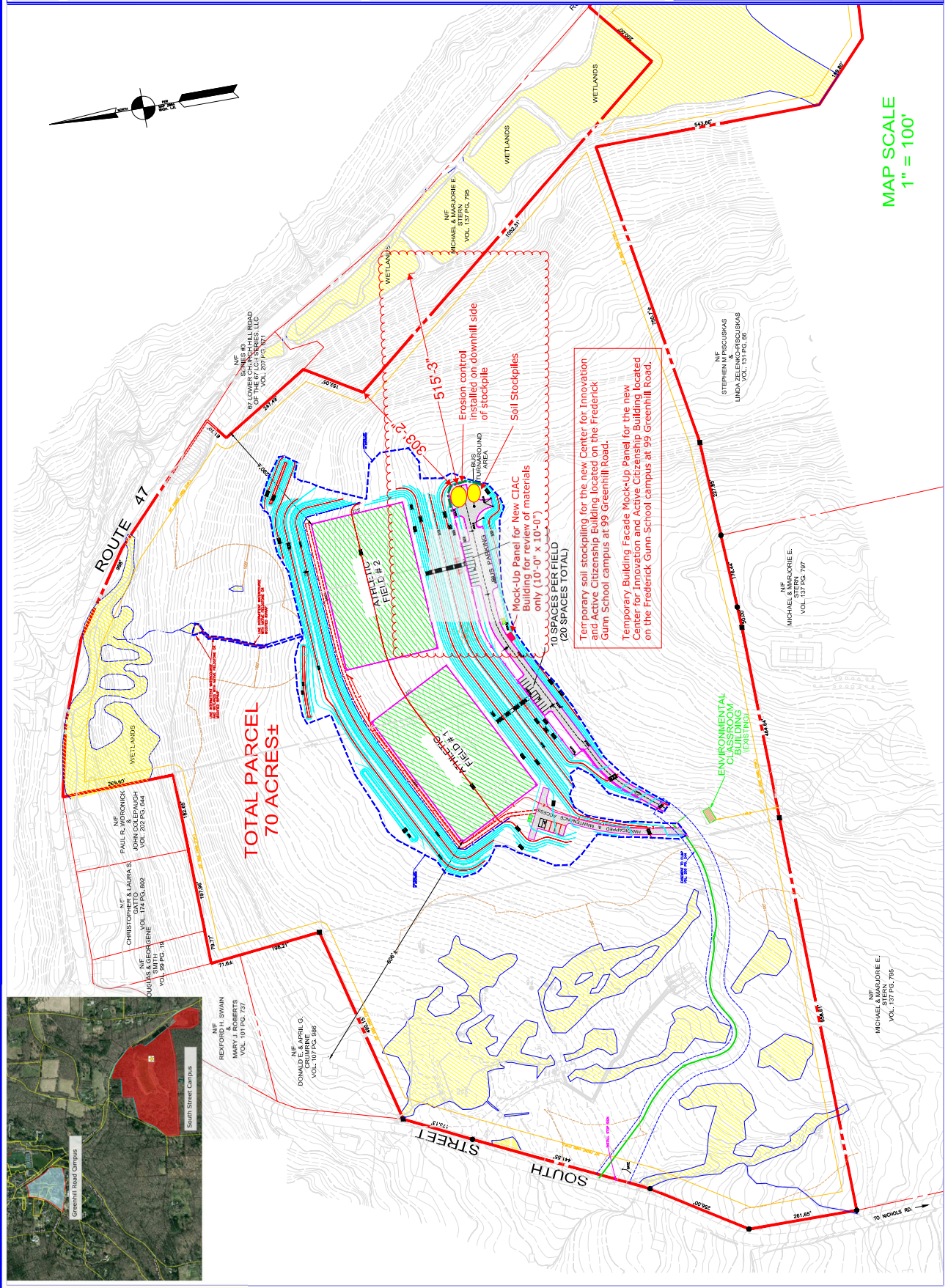
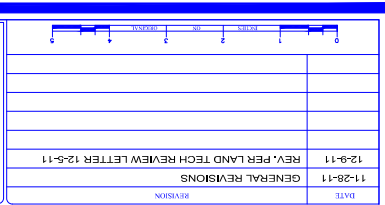
As an alternative, the school is using the site on their South Street campus at the end of the main drive to store this material in lieu of exporting it off site. The location of the soil stockpile is shown on the attached site plan. This process requires trucking the soils from the 99 Greenhill Road campus to the 22 South Street campus at various times during the weekday.

As there have been some complaints from the neighbors on South Street along the truck route, Frederick Gunn School, effective immediately has limited the hours of truck traffic carrying materials to the South Street campus and have instructed the contractors to not transport any material to or from the South Street storage area before 8:30 AM and after 3:30 PM. Additionally, this type of material transport will end at the end of February, 2023 restarting for a few months in the summer of 2023 using the same hours of operation in order to complete all sitework associated with the new building. The entire project is scheduled to be complete in August 2023.

In addition to material storage, the school is also utilizing a temporary "mock-up" panel on the South Street campus. This is used to demonstrate how the various building materials will be constructed for the building's façade and will not require traffic to and from the main campus on a regular basis.

As shown on the attached site plan for the South Street Campus, erosion control methods are installed to protect the downhill side of site. The stockpile is located beyond the 100'-0" buffer required from wetlands and is not visible from neighboring properties. The mock-up panel is stored in a location along the drive on the South Street campus, adjacent to the fields and will be disassembled and removed at the completion of the project.

REVISION	DATE
GENERAL REVISIONS	11-28-11
REV. PER LAND TECH REVIEW LETTER 12-5-11	12-9-11



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**From:** Hart, Michael <[Michael.Hart@ct.gov](mailto:Michael.Hart@ct.gov)>  
**Sent:** Tuesday, January 18, 2022 12:16 PM  
**To:** [dbuell@washingtonct.org](mailto:dbuell@washingtonct.org)  
**Cc:** [baston@buckandbuck.net](mailto:baston@buckandbuck.net); Jones, Lauren <[Lauren.Jones@ct.gov](mailto:Lauren.Jones@ct.gov)>  
**Subject:** RE: The Fredrick Gunn School (formerly The Gunnery)

Good Morning Dennis,

This is to advise that the proposed new science building and associated domestic sewage flows are consistent with the DEEP-approved design flow for the existing onsite sewage treatment and subsurface disposal system. These discharges will therefore be automatically covered under the school's existing DEEP wastewater discharge permit, and DEEP is amenable to the Town of Washington proceeding at this time with any local approval for such proposed work.

Should there be a need to modify any portion of the existing sewerage system for conveyance of domestic sewage to the existing onsite sewage treatment and subsurface disposal system, the school will be able to easily obtain a regulatory approval for such work pursuant to their current DEEP permit.

Please let us know if you have any questions.  
Thank you, --Mike

Michael Hart  
Supervising Sanitary Engineer  
Water Permitting & Enforcement Division  
Bureau of Materials Management and Compliance Assurance  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3819 | F: 860.424.4074 | E: [michael.hart@ct.gov](mailto:michael.hart@ct.gov)



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[www.ct.gov/deep](http://www.ct.gov/deep)

***Conserving, improving and protecting our natural resources and environment;  
Ensuring a clean, affordable, reliable, and sustainable energy supply.***

<http://www.ct.gov/dep/cwp/view.asp?A=2721&Q=325706>

# MANDATORY PRE APPLICATION FORM

## FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS

Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building

Effective October 1, 2005 no Land Use, Health, or Building permit application may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified per PA 05-124.

Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted AND complete either A or B below.

Property Owner(s): The Frederick Gunn School Inc.

Address of Permit Application: 99 Green Hill Road, Washington, CT 06793

A.) I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property.

Signature of Property Owner: \_\_\_\_\_  
(not Agent)

Signature of Property Owner: \_\_\_\_\_  
(not Agent)

B.) There ARE conservation easements or restrictions or preservation restrictions on the above referenced property.

Name/Phone Number of Restriction Holder: Historic District Commission\*  
(860) 868-0423

Please attach one of the following:

1. Proof that the holder of the conservation or preservation restriction was notified by certified mail/return receipt requested of the property owner's intent to apply for a Land Use, Health, or Building permit in the Town of Washington OR
2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.

\*HDC approved Certificate of Appropriateness at its 1/24/22 meeting.

The Frederick Gunn School, Inc.

By:  \_\_\_\_\_

Christopher W. Cowell  
CFO & Business Manager

**THE FREDERICK GUNN SCHOOL, INC  
99 GREEN HILL ROAD**

**To be filed on the Town Land Records:**

On Thursday, January 20, 2022 the Washington Zoning Board of Appeals took the following action:

**MOTION: To Approve ZBA-1134 – Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, with the following conditions; 1.) That the Applicant receives approval from the Washington Historic District Commission based on the Application and Plans submitted to the Washington Land Use Office and presented at the January 20, 2022 Washington Zoning Board of Appeals meeting. Mr. Horan, Mr. Wildman, Mr. Sarjeant and Chairman Bowman voted to approve, Ms. Rebillard voted against. Approved 4-0-1 vote**

The subject property is recorded in the Washington Land Records: Vol: 0248 Pg: 0429

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Tammy Rill  
Land Use Clerk  
January 28, 2022



TOWN OF WASHINGTON  
P.O. Box 383  
WASHINGTON DEPOT, CT 06794

ZONING BOARD OF APPEALS

The Frederick Gunn School  
99 Green Hill Road  
Washington, CT 06793

January 26, 2022

**Re: ZBA-1134: Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance-  
Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and  
reconstruction of a structure**

To Whom It May Concern,

The request for a Variance granted to you by the Washington Zoning Board of Appeals at its  
January 20, 2022 meeting must be recorded with the Town Clerk before it takes effect. Please  
file the original attached Variance for this recording, which requires payment of a \$60.00 fee.

If you have any questions, please call the Land Use Office at 868-0423.

Sincerely,



Tammy Rill  
Land Use Clerk

**\* Submit original. Copies or faxes will not be accepted**

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

**Encl.**

\*\*\*\*\*

NOTE: A Variance is NOT a Zoning Permit, which you must have to obtain a building permit.  
Please submit a copy of the recorded variance to the Zoning Secretary when you make  
application to the Zoning Commission. Please stop by the Land Use Offices to pick up  
documents needed for Health, Zoning and Building application forms.

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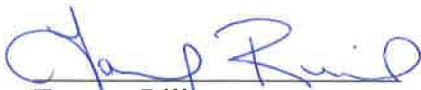
**THE FREDERICK GUNN SCHOOL, INC  
99 GREEN HILL ROAD**

**To be filed on the Town Land Records:**

On Thursday, January 20, 2022 the Washington Zoning Board of Appeals took the following action:

**MOTION: To Approve ZBA-1134 – Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, with the following conditions; 1.) That the Applicant receives approval from the Washington Historic District Commission based on the Application and Plans submitted to the Washington Land Use Office and presented at the January 20, 2022 Washington Zoning Board of Appeals meeting. Mr. Horan, Mr. Wildman, Mr. Sarjeant and Chairman Bowman voted to approve, Ms. Rebillard voted against. Approved 4-0-1 vote**

The subject property is recorded in the Washington Land Records: Vol: 0248 Pg: 0429



Tammy Rill  
Land Use Clerk  
January 28, 2022

**Town of Washington  
Bryan Memorial Town Hall  
P.O. Box 383  
Washington, CT 06794**

**Zoning Commission**

April 5, 2022

The Frederick Gunn School  
99 Green Hill Road  
Washington, CT 06793

**Re: Special Permit Approval – The Frederick Gunn School**

Dear Applicant:

For your records please be advised that at its Regular Meeting held on Monday, March 28, 2022 the Washington Zoning Commission took the following action:

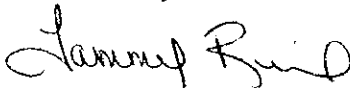
**MOTION: To approve the Special Permit application submitted by The Frederick Gunn School, Inc. – 99 Green Hill Road, Section 4.4.10 – Uses Permitted by Special Permit – for the demolition of existing building and construction of new, larger building – with conditions, by Mr. Mongar, seconded by Mr. Werkhoven, passed unanimously.**

Per Section 8-3d of the CT General Statutes, a Special Permit is not effective until a certified copy is filed on the Town Land Records. Please file the attached copy of this approval with the Town Clerk, which requires payment of a \$60.00 fee\*

When you have submitted proof to the Land Use Office that all conditions of approval have been met (if applicable) and that the approval has been filed on the Town Land Records as required, your Special Permit will be considered active and the Applicant can proceed to the Building Department.

If you have any questions, please call the Land Use Office at 868-0423.

Sincerely,



Tammy Rill  
Land Use Clerk

Cc: Washington Building Department

**To be filed on the Land Records:**


**THE FREDERICK GUNN SCHOOL, INC  
99 GREEN HILL ROAD**

On Monday, March 28, 2022 the Washington Zoning Commission took the following action:

**MOTION: To approve the Special Permit application submitted by The Frederick Gunn School, Inc. – 99 Green Hill Road, Section 4.4.10 – Uses Permitted by Special Permit – for the demolition of existing building and construction of new, larger building subject to the following conditions: 1.) As-built drawing shall be submitted to the Zoning Commission upon the completion of framing so that compliance with Section 11.7 – Maximum Building Height, can be confirmed. The as-built drawings shall be approved by The Commission or its authorized agent(s) before the commencement of further construction. The Commission shall, at the expense of the applicant, refer such drawings to a professional engineer for review. 2.) Outside construction may take place only between the hours of 7:00am and 5:00pm, Monday through Friday, and between the hours of 8:00am and 4:00pm on Saturdays. No blasting, no operation of heavy equipment and no site work are permitted on Saturday and Sunday, before 8:00am Monday through Friday, and on the following holidays: Memorial Day, Fourth of July, Labor Day and Thanksgiving. 3.) In accordance with Section 13.4 of the Zoning Regulations, an erosion and sedimentation control bond, in the form of a cash bond or an irrevocable letter of credit from a financial institution with offices in Connecticut, in an amount and for items to be determined by the Commission in consultation with the Commission’s attorney and/or engineer approved by the Commission and paid for by the applicant, shall be secured before disturbance of the site begins. 4.) 48-hour notice to the Zoning Enforcement Officer before work begins is required so the erosion controls may be inspected. Motion made by Mr. Mongar, seconded by Mr. Werkhoven, approved unanimously.**

Property recorded in Washington Land Records: Vol: 0248 Pg. 0429

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Tammy Rill, Land Use Clerk  
April 5, 2022

**TOWN OF WASHINGTON  
BRYAN MEMORIAL TOWN HALL  
POST OFFICE BOX 383  
WASHINGTON DEPOT CONNECTICUT 06794**

**WASHINGTON HISTORIC DISTRICT COMMISSION**

January 28, 2022

CERTIFIED MAIL RETURN RECEIPT

The Frederick Gunn School  
Mr. Becker  
99 Green Hill Road  
Washington, Ct 06794

Dear Mr. Becker,

For your records, please be advised that at its regularly scheduled meeting held on Monday January 24, 2022 the Washington Historic District Commission took the following action:

Motion: To approve the Certificate of Appropriateness application submitted by the Frederick Gunn School to construct a Center for Innovation and Active Citizenship, and to simultaneously grant a one-year extension to the initial one-year approval. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect. By Ms. Mills, seconded by Ms. Averill. Passed 3-0 with one vote abstained.

Enclosed is your Certificate of Appropriateness. Deviations from the plan that you and the Commission have agreed to are not permitted.

No work may be done under this Certificate of Appropriateness until all other necessary approvals from federal, state and/or municipal agencies such as Zoning and Building are obtained.

Sincerely yours,

Dennis Buell  
Historic District Clerk

cc: Enclosure


# WASHINGTON HISTORIC DISTRICT COMMISSION

2 Bryan Hall Plaza  
Washington Depot CT 06794

## CERTIFICATE OF APPROPRIATENESS

I hereby certify that the **Washington Historic District Commission** of the Town of Washington Connecticut has found that the construction or other activity at 99 Green Hill Road, Washington CT specified in the application submitted by the Frederick Gunn School to be appropriate. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect.

Dated at Washington, Connecticut this 28<sup>th</sup> day of January 2022.

By   
\_\_\_\_\_  
**Dennis Buell, Clerk**  
**Washington Historic District Commission**

Motion: To approve the Certificate of Appropriateness application submitted by the Frederick Gunn School to construct a Center for Innovation and Active Citizenship, and to simultaneously grant a one-year extension to the initial one-year approval. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect. By Ms. Mills, seconded by Ms. Averill. Passed 3-0 with one vote abstained.