

City of Groton  
RFP 07-28-22: Sale of Property Located at 108 Thames Street  
Addendum #1 - Question and Answers  
September 2, 2022

- Q. Does the Waterfront Business Residence (WBR) Zone allow a sober house
- A. Yes, sober houses are considered single family dwelling units which are permitted in the WBR Zone
- Q. In the RFP, it states **“A text amendment was approved on August 17, 2021 to allow Single family dwelling units in the WBR district, however two family dwelling units are not permitted in the WBR district.”** Would it be possible to secure a variance and bifurcate the property into apartments or condos?
- A. Single Family or 3 or more dwelling units are permitted in the WBR Zone, subject to section 6.1 of the City of Groton Zoning Regulations. In order for a 2 family dwelling unit structure to be in the WBR Zone, a variance must be applied for from the Zoning Board of Appeals, however approval is not guaranteed. A text amendment may also be applied for to the Planning and Zoning Commission, however approval is not guaranteed.
- Q. What is the square footage of the house and how large is the property?
- A. The house is approximately 3,200 square feet (excluding the basement and third floor) and the property lot is approximately .15ac. Please refer to [36 X 24.15 \(cityofgroton.com\)](#)
- Q. I was unable to locate the Hazardous Building Material Survey & Phase I ESA on the City website - Has an environmental assessment been done on the property?
- A. Attached are the links to the 2 reports: [July 21, 1998 \(cityofgroton.com\)](#) [EMOC Divestment Assessment \(cityofgroton.com\)](#)
- Q. Is there a minimum bid the City is looking for on the property?
- A. No, however please refer to Section VII E and F of the RFP
- Q. Has any other developer or prospective buyer done due diligence (survey) on 108 Thames Street? If so, are the findings available? Has a project plan been created by anyone in the past?
- A. The City just performed a survey for a Boundary Line Adjustment that has been filed in the Town of Groton land records. Please refer to [36 X 24.15 \(cityofgroton.com\)](#)
- Q. I understand **“the purchaser will not be allowed to demolish the existing structure.”** – are there any other restrictions on the renovation/restoration/remodeling of the house?
- A. No, however please refer to Section 1, paragraph 4 “The City’s ideal outcome is to see the home on 108 Thames Street renovated, restoring it to reflect the historic architectural style with appropriate details, fenestrations and materials.”
- Q. Is the lot behind the house included in the sale of 108 Thames Street?
- A. No, the lot behind the house, 0 Broad Street, is currently not for sale.