



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF**

Tuesday, May 21, 2019

-----FINAL-----

LOCATION: Municipal Building: Council Chambers

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:30PM

Present: P. Kunkemoeller,
D. Rose,
G. Keeler,
S. Bergeron,
A. Bumgardner,
I. Streeter,
J. Streeter,

Absent: None

Staff: Dennis Goderre, City Planner; Bryan LeClerc, City Attorney; Stan Novak,
BL Companies; Mike Dion, BL Companies

II. APPROVAL OF MINUTES

a. Minutes of the Tuesday, April 30, 2019

Motion: Motion to approve the meeting minutes of:
Tuesday, April 30, 2019

Motion by: I. Streeter,
Second: D. Rose,
Decision: 7-0 Approved
Abstained: none

III. OLD BUSINESS

D. Goderre explained the status of 36 North Street with the permit having expired in April 2019. Future status of property is not known at this time.

IV. NEW BUSINESS

a. Referral: Town of Groton Zoning Amendments Presentation

Jon Reiner of the Town of Groton provided an overview of the Town's Comprehensive Zoning Regulation update

Motion: Motion to support the Town's amendments

Motion by: G. Keeler,
Second: A. Bumgardner,
Decision: 7-0 Approved
Abstained: None

b. Receipt of Application: 107 Thames Street; Special Permit w/ Site Plan Review Site Plan #470; Special Permit #462; CSP #315 – Public Hearing Date June 18, 2019

Application received and hearing date noted

c. Receipt of Application: 18 Thames Street; Special Permit w/ Site Plan Review Site Plan #471; Special Permit #463; CSP #316 – Public Hearing Date June 18, 2019

Application received and hearing date noted

d. 8-24 Referral for park improvements

D. Goderre provided an overview of the improvements being the provision of handicap access to the future docks as well as other passive recreation spaces.

Motion: Motion to support the park improvements at the lower Costa

Motion by: A. Bumgardner,
Second: D. Rose,
Decision: 7-0 Approved
Abstained: None

V. DELIBERATIONS AND POSSIBLE VOTE

a. Special Permit #461 with Site Plan #469 review, for the following Sections of the City of Groton Zoning Regulations: 4.4.E, 7.6.C.2, 7.6.C.5, 7.6.D.3, 7.7.D (associated with 7.7.C.1 items a, b & c inclusive); Electric Boat Corporation, applicant.

Motion to approve Site Plan Application #469 & Special Permit #461 for the following sections of the City of Groton Zoning Regulations: 4.4.E, 7.6.C.2, 7.6.C.5, 7.6.D.3, 7.7.D (associated with

7.7.C.1 items a, b & c inclusive); Electric Boat Corporation, applicant; plans dated February 13, 2019 with revisions of April 9, 2019 and April 30, 2019 South Yard Assembly Building. The Commission finds the following:

4.4.E Dimensional Standards: The building height of 146' is necessary to accommodate the specific manufacturing process of building submarines; and the modified buffer strip is compatible with the residential neighborhood adjacent to the Property and constitutes comparable screening;

7.6.C.2; 7.6.C.5; 7.6.D.3 Outdoor Lighting: There is an extraordinary need for security, which necessitates the modification of lighting requirements.

7.7.D Stormwater Management: The City's Engineer verbally reported that the stormwater management requirements cannot reasonably be attained at the subject property. Furthermore, the Site Plans shall be modified based upon the following conditions of approval:

A. Sitework

1. Provide detailed monthly step-by-step Construction Schedule with duration and anticipated time of each task prior to issuance of Zoning Permit. Update Construction Schedule based upon changes to such Schedule.
2. Applicant shall provide weekly written status reports to the City Planner and Building Official summarizing progress of construction including, schedule status, work completed during the prior week, work scheduled for the upcoming two weeks, and other information as may be deemed applicable by the City Planner based upon overall sequence and events. Reports shall be transmitted via email in PDF format.
3. Applicant shall not store materials or equipment in any outside areas that are not authorized for storage.
4. Applicant shall provide an affidavit setting forth employment information regarding the total number of employees at the Eastern Point Road facility at each shift and the estimated number of employees from other locations that utilize parking within the City of Groton lots used to meet the parking requirements of the City's Zoning Regulations. Employment affidavits shall be provided bi-annually to the City Planner prior to July 1 and January 1 of each year and certified by an official of the Applicant, beginning July 1, 2019.
5. After initial plan reviews for building permit, the Applicant shall pay for all additional third party reviews resulting from field changes and modifications, including those that require modifications to the Approved Special Permit or Site Plan.
6. Provide foundation as-built plans for all building improvements prior to erecting vertical wall structures. Such plans shall be drawn to A-2 and T-2 level of accuracy, depict the location and elevation of structures, and contain a comparison with the approved plans and signed and sealed by a Connecticut Licensed land surveyor.
7. Provide Construction Site Contingency Plan Narrative to include Erosion Control Contingency Plan, Storm Hazard Preparations, Demobilization of Construction

Equipment and Work, and Timing in anticipation of major storm/hurricane events, Storm Preparation Checklist, Post-Storm Inspections and Repairs, Emergency Spill Prevention Response and Cleanup Procedures for approval prior to issuance of Zoning Permit.

8. Provide Post-Construction Record Map(s) (As-Built) of completed site and offsite improvements, including buildings, structures, walls, electric utilities, water utilities, sanitary sewer utilities, stormwater management piping and structures with datum conversion tables for NAVD 88 and EBFD and NGVD 29 datums. Include floor elevations of improvements and elevations of critical equipment transformer and electrical equipment, pump stations and generators tied to a datum referenced above.
9. Provide haul road/haul route mapping of anticipated construction traffic to/from project site, to/from major roads (I-95, U.S. Route 1) shall be submitted to the City Planner for approval. No road/street hauling of materials to/from project site shall take place on Triton Place, Nicholas Avenue or Chapman Street.
10. Provide pre-blast survey prior to commencement of blasting operations for structures and potable water wells (if any) that are not on Applicant's property but are within 500 feet of proposed blast locations. Obtain review and approval of City of Groton Fire Marshal prior to start of blasting.
11. Blasting schedules and hours shall be provided weekly to the City Planning Department, and Fire Marshal no later than three days prior to first anticipated blast for that week.
12. Construction hours for the foundation shall not occur between the hours of 2:00 AM and 6:00 AM, Monday through Saturday, or after 6:00 PM Saturday. Construction hours for exterior site construction, including building structural core and exterior shell of buildings shall be limited to 7:00 AM to 6:00 PM, Monday through Saturday. No construction shall occur on Sundays or holidays. In the event additional construction work hours are deemed necessary by Applicant, Applicant shall contact the City Planner (24 work day hours in advance) for prior approval before extending any work hours. However, if a discrete construction activity has begun (e.g. bracing of a building column) prior to the end of a work day, that specific task may be completed without requiring approval of the City Planner, if such is the result of unforeseen and unanticipated circumstances.
13. Provide sitework completion bond estimate for review and comment by the City Planning Department. Final bond amount to be determined by the City. Provide sitework completion bond pursuant to Groton Zoning Regulations Section 9.3.E.8.b. prior to issuance of Zoning Permit.
14. Provide erosion and sediment control bond estimate for anticipated erosion and sediment controls for the duration of construction for review and comment by the City Planning Department. Final bond amount to be determined by the City. Provide erosion and sediment control bond prior to issuance of Zoning Permit.
15. Hours of road/street hauling of construction materials to/from project site from south of Route 1/I-95 to/from project site for the foundation shall not occur between the hours of 2:00 AM and 6:00 AM, Monday through Saturday, or after 6:00 PM Saturday. Hours of road/street hauling of all other construction materials to/from project site from south of

- Route 1/I-95 to/from project site shall be limited to 7:00 AM to 6:00 PM, Monday through Saturday. No hauling shall occur on Sundays or holidays.
16. No stockpiling of soils is to occur in Flood Hazard Zones AE and VE.
 17. Soil and material stockpiles shall be limited to 35' maximum height.
 18. Piles are to be drilled and sheet piles vibrated, not hammered.
 19. Retaining walls shall be designed by a Connecticut Licensed Professional Engineer, Connecticut Licensed Architect and proof of such submitted to the City prior to construction in the form of engineered drawings and calculations signed and sealed by the responsible professional.
 20. Provide post-construction stormwater system inspection and maintenance reports to the City Planning Department annually.
 21. Provide planned 2000-gallon oil/water separator pump-out frequency to the City prior to construction.
 22. Sanitary sewer pump stations are to be connected to stand-by power (permanent generator) for emergency power or other means as approved by Groton Utilities.
 23. Gate keys for receiving station gate locks are to be provided to the City of Groton Fire Department and Groton Utilities.
 24. CTDOT "Merritt Parkway" guiderail or an equivalent approved by the City Planner is to be used versus "Timber Backed Metal Guardrail" or as approved by the City of Groton Department of Public Works.
 25. Site southern access drive modular block retaining wall drainage piping and/or weep holes are to be directed to catch basins or underground storm piping so as not to spill and potentially ice this access drive.
 26. Provide copy of Stormwater Pollution Control Plan (SWPCP) to City Planning Department prior to start of construction. (SWPCP to be submitted to CTDEEP with General Permit application)
 27. Erosion controls shall be installed and inspected by the City Planning Department prior to the start of construction.
 28. Applicant shall provide police protection and/or traffic flagman for work within a City right-of-way in accordance with applicable street opening permits.
 29. Provide a certificate, signed and sealed by the engineer of record, attesting to the installation of all stormwater management measures, inclusive of outfalls.

B. Traffic

Conditions below based on South Yard Assembly Building (dated 04-30-2019 - City Planning Comments) submittal. Specifically, the Traffic Impact Study – 2024 Design Year (dated April 2019) and Traffic Impact Study Addendum – 2029 Design Year.

1. All traffic signal timing revisions to be conducted in accordance with Traffic Impact Study recommendations. The marked-up traffic signal plan sheets with revisions should be submitted for approval.

C. Landscaping

Conditions below based on drawing set South Yard Assembly Building (dated 04-30-2019 - City Planning Comments). Specifically, the Site Landscape Plan - Sheet SY-C-183 (dated 13 February 2019 - 2nd revised date of 04-30-2019) and Exhibit-69 General Dynamics Electric Boat Special Permit Public Hearing Page 20 South Yard Assembly Building - Modified Fencing (dated 10 April 2019)

1. Buffer plantings shall be installed and fencing designated for removal shall be so removed within one year after substantial completion of construction of receiving station and installation of utilities from public right of way on to Applicant's property.
2. Prior to endorsement of the final plan, the evergreen tree cluster located to the south (8 - Picea glauca / White Spruce) shall be separated into two smaller clusters occurring in the general vicinity of the original cluster but not any further north than the proposed capacitor bank pads.
3. Prior to prior to issuance of Zoning Permit., the proposed plant bed (Pennisetum alopecuroides 'Hameln' (Hameln Fountain Grass), Neeta faassenii 'Cat's Meow' (Cat's Meow Nepta) and Salvia nemorosa 'Amethyst' (Amethyst Sage) along the western public sidewalk shall be set back away from the sidewalk five (5) feet. That five (5) foot area (from the sidewalk to the edge of the relocated proposed plant bed) shall consist of turf lawn. The same plant bed shall be broken up along its north south run with a series of three (3) openings of twenty (20) feet in length to cross connect the lawn area along the sidewalk to that lawn area that occurs to the rear of the proposed plant bed. The openings shall be spaced equidistantly along the proposed run of Ginkgo biloba 'Magyar' (Magyar Ginkgo) trees. Bed edges shall be of a smooth line and transition.
4. Prior to endorsement of the final plan, areas of steep slopes (those more than 3.5 to 1 and steeper) shall be identified as "low mow and or no mow grass".
5. Prior to endorsement of the final plan, the line of 126 Calamagrostis arundinacea 'Karl Foster' (Karl Foster Reed Grass) should have an additional row of planting added to

establish a staggered and/or sawtooth row pattern creating a clearer separation and definition of the lawn(maintained) and no mow grass (unmaintained) areas.

Conditions below based Exhibit-69 General Dynamics Electric Boat Special Permit Public Hearing. Specifically, Page 20 South Yard Assembly Building - Modified Fencing (dated 10 April 2019).

6. Duplicate fencing between 221 Eastern Point Road and Parking Lot “J” that does not serve a security purpose shall be removed.

General Conditions of Approval-Landscape:

7. All plant material must be guaranteed for two years from planting.
8. A landscape maintenance bond in the amount of 10% of the actual landscape construction cost (lawn, trees, shrubs, grasses, perennials, mulch, etc.) shall be provided for two years from planting.

D. Utilities

1. Receive approval from Groton Utilities for the means and methods of addressing water serving and sanitary flows from the expansion project prior to the issuance of the Building Permit for the new South Yard Assembly Building. Such approval is not required prior to issuance of Building Permit for the building foundation.
2. Provide necessary plans and documentation for all easements on Applicant’s property that may be required by Groton Utilities.

E. Building Design and Height

1. Building height shall not exceed 146’ as calculated based upon the City of Groton Zoning Regulation’s definition of ‘building height’ for a gable roof (where the height is measured from the mid-point between the bottom of the soffit and the top of the moffit ridge vent to the average level of the ground along the street façade of the building, using the finished grade elevation outside each egress door, excluding the utility building ‘wing’). Provide an as-built drawing to T-2 accuracy attesting to final building height, inclusive of finished grade elevations at all egress doors on the façade facing Eastern Point Road.
2. The color of the building shall be as submitted by the applicant as Exhibit 70 and 71, as further confirmed by the City Planner upon submission.

Motion by: G. Keeler,
Second: D. Rose,
Decision: 7-0 Approved
Abstained: None

b. Coastal Site Plan Review Application #314

Motion to approve Coastal Site Plan #314 with plans dated February 13, 2019, revised to April 9, 2019 and April 30, 2019 South Yard Assembly Building and find that such is consistent with all applicable coastal policies of CGS Section 22a-92. The Commission has determined the application includes reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations, applicable Connecticut General Statutes, and creates no unacceptable adverse impacts.

Motion by: G. Keeler,
Second: D. Rose,
Decision: 7-0 Approved
Abstained: None

VI. REPORT OF COMMISSION

None

VII. PUBLIC COMMUNICATION

None

VIII. REPORT OF STAFF

D. Goderre provided a status update for the Thames Street master plan noting a joint meeting between the PZC and the EDC on June 5th at 5:30pm.

D. Goderre gave an update on the status of the SHIPP Grant application to be filed on June 12, 2019. Letter of support to the CT Port Authority reviewed and a motion to support the letter made.

Motion by: D. Rose,
Second: A. Bumgardner,
Decision: 7-0 Approved
Abstained: None

IX. ADJOURNMENT

Motion: To adjourn
Time: 7:50PM