



**City of Groton
Department of Planning & Economic Development**

**Staff Report: 0 Eastern Point Road
Central Waste Facility**

Site Plan Application #466

1. General Information

Principal Use: Manufacturing **Accessory Use:** NA
Applicant Name: Electric Boat
Agent: Fuss and O'Neill
Zoning District(s): IT **Property Size:** 66.2 Ac +/-
Flood Hazard Area: NA **CAM Overlay:** Yes (previously approved) **NDDB:** NO

2. Property Location Map



3. Site Plan or Special Permit Request Summary

Site Plan Use:	9.3.B.1.d Expansion; 7.3 Filling and Removing of Earth Products; Item e greater than 50 CY.
Special Permit:	NA
CAM:	Previously Approved

4. Application Overview

This Central Waste Facility project purpose is to replace the existing waste sorting and containment canopies on the south yard of the Electric Boat campus with new structures. The three separate existing structures used for solid and liquid waste handling, sorting, and containment will be demolished. The two new structures are labeled on the plans:

1. Central Waste Facility: comprised of a 4,000 square foot (sf) building, with two adjacent canopies which are each 1,750 sf in footprint. The building includes an office and bathroom.
2. Container Canopy: comprised of 5,517 sf canopy covering storage areas for scrap metal and other materials. There is an adjacent loading dock.

The Central Waste Facility is located within the south yard of Electric Boat's Campus which is one parcel by legal boundary. The main function of the structures is to handle waste materials from the Electric Boat operations. The new construction will improve upon the functionality of the operations on site. Existing site lighting is adequate, therefore no new lights are proposed.

This project received Inland Wetland approval on October 2, 2018. This project is within the coastal 1,000 foot boundary. The closest structure is located approximately 250 feet east of the Thames River.

Site utilities will be installed:

- New sanitary sewer pipe connection to Building 91
- New domestic water connection to Building 91
- Electrical service from existing electrical conduits

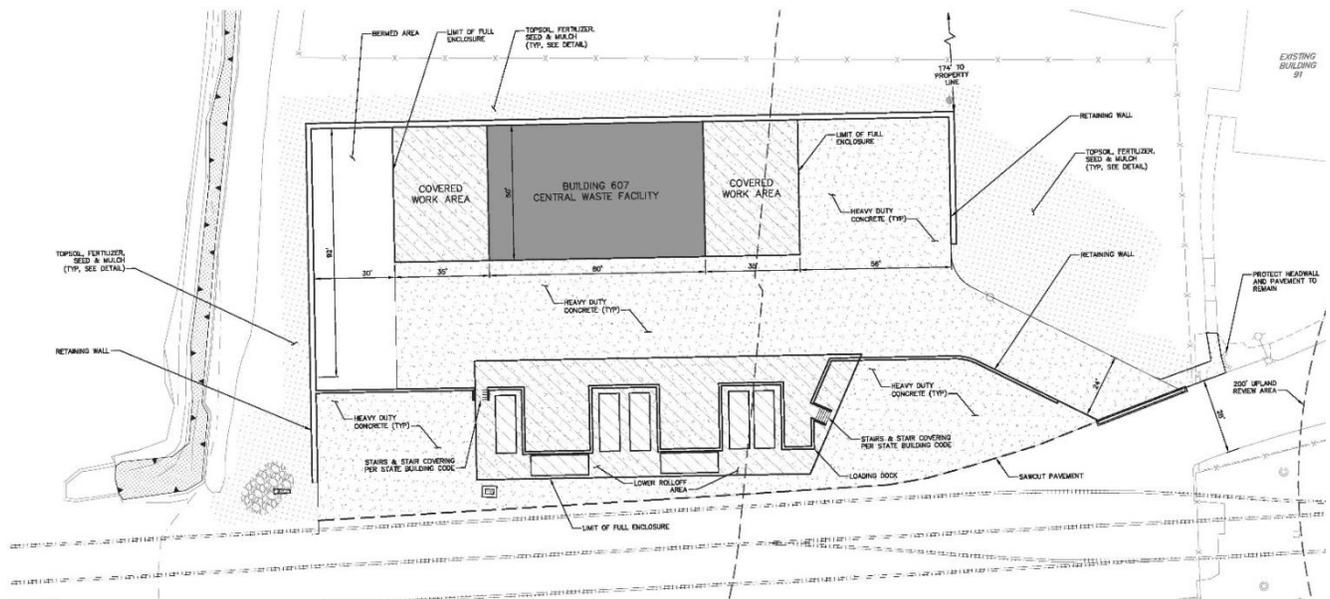
Construction of the project will include blasting for rock removal in order to lower the elevation of the Central Waste Facility site to improve vehicle circulation, and reduce the grade of the driveway. Construction is scheduled to begin shortly after City of Groton permits are approved, and will be completed within six (6) months. All staging will be within the perimeter fence and all construction

vehicles will park within this area. The sequence of construction will be the following:

1. Install construction entrance, erosion and sediment control measures.
2. Protect existing trees, demo existing pavement and other site appurtenances
3. Blasting for rock removal
4. Earthwork and pour concrete for walls, foundations and containment structure pads
5. Construct building and canopy structures, backfill and grade the site
6. Install concrete pavement, walks and turf establishment

One to two staff are typically assigned to the Central Waste Facility.

There will be no changes to any of the parking areas with the construction of the Central Waste Facility.



5. Staff Considerations

Blasting is required to occur in a very small window of time in the month of January because of material shipments via the nearby rail. Staff comments which have not been addressed at the time this report was published include:

1. The Engineer's Report does not address Regulations Section 7.7.C.1 a., b. and c. Pollutant Reduction, Groundwater Recharge and Runoff Volume Reduction, and Peak Flow Control respectively.

6. Draft Motion

DRAFT MOTION FOR APPROVAL

SITE PLAN APPLICATION

Motion to approve Site Plan Application #466, 0 Eastern Point Road, Electric Boat Applicant, for an accessory use; central waste facility storage consisting of a 4,000 square foot (sf) building, with two adjacent canopies which are each 1,750 sf in footprint; Container Canopy comprised of 5,517 sf canopy covering storage areas for scrap metal and other materials and adjacent loading dock; and the export/import of earth material in excess of 50 CY as depicted on the site plans dated November 2, 2018 and said property has received City of Groton Inland Wetland and Watercourse Commission approval on October 2, 2018. This approval is subject to the following modifications:

1. Address conditions as outlined in CSP #310 approval dated August 22, 2018

DRAFT MOTION FOR DENIAL

SITE PLAN APPLICATION

Motion to deny Site Plan Application #466, 0 Eastern Point Road, Electric Boat Applicant, for an accessory use; central waste facility storage consisting of a 4,000 square foot (sf) building, with two adjacent canopies which are each 1,750 sf in footprint; Container Canopy comprised of 5,517 sf canopy covering storage areas for scrap metal and other materials and adjacent loading dock; and the export/import of earth material in excess of 50 CY as depicted on the site plans dated November 2, 2018. This denial is based upon the following:

1. Application has not demonstrated it meets the requirements of Section 7.7 Stormwater Management; specifically 7.7.C Requirements items a., b. and c.

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