

## Goderre, Dennis

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**From:** Demian Sorrentino <dsorrentino@boundariesllc.net>  
**Sent:** Friday, June 7, 2019 3:48 PM  
**To:** Goderre, Dennis; TG  
**Cc:** Schmitz, John; Jeff Dewey  
**Subject:** RE: Comments: 18 Thames  
**Attachments:** THAMES LEASING REV A PROGRESS 6\_7\_19.pdf

Good Afternoon Dennis-

Attached please find progress prints of revised Sheets 3/6, 4/6 and 6/6 of Revision "A" of the Site Plan for 18 Thames Street, which plans incorporate revisions based on the staff comments received on 5/30/19.

Boundaries' responses/questions related to the staff comments are shown in [blue text](#), below.

1. Plans shall note window wells to be removed to ensure HC accessibility in vicinity of HC parking. [Window wells are noted to be backfilled.](#)
2. Provide clarity on HC access to the building upon the site plan. Show door location and spot elevation to confirm HC accessibility grading is provided from HC spaces. [The ADA entrance door location is noted on Sheet 3/6, as is the FF elevation of 45.2 in the same callout. The proposed spot grade of 44.8 at the edge of the painted cross-hatch is 20' distant from the door location, indicating a sidewalk slope of 2% from the painted hatch to the door \( \$45.2 - 44.8 = 0.4/20 = 0.02\$ \). All slopes within the ADA spaces are also 2%. A spot grade of 45.2 has been added at the building.](#)
3. Sign will require a separate permit. [Noted.](#)
4. What is the finished floor elevation of the building (first floor)? [As noted in 2 locations on Sheet 2/6 the first floor elevation is 45.2: FF on concrete floor inside the left front overhead door is 45.20, and FF on the sill of the front door is 45.23 \(discount the 0.03 for the sill\).](#)
5. Continue brick pattern in concrete walk where curb cut is being closed. Coordinate with DPW to use any possible pavers they may have in stockpile. Construct to the specifications of the streetscape plan including matching any pavers if DPW supply is not adequate. [This was depicted on an earlier draft of our plan and was removed at the recommendation of staff. Based on this comment, we have added it back to the plan and specify 'Coordinate with DPW' in the callout.](#)
6. All granite curb removed in the ROW shall be provided to DPW. Coordinate with DPW for methods of transport. [All callouts on Sheet 3/6 relating to removal and/or installation of curbing now include "Coordinate with DPW".](#)
7. New granite curb along Thames Street shall match radius of curve. Reuse of existing curbing is not permitted unless it is demonstrated to the satisfaction of DPW that the radius of existing curb matches radius of curve. Install granite curb per DPW specifications. [The callout for installation of 63' of granite curb specifies "per DPW specifications" and "match existing curve". All callouts on Sheet 3/6 relating to removal and/or installation of curbing now include "Coordinate with DPW".](#)
8. Consider omitting the rebuilding of a new wall to infill at location curb cut is being closed. New wall may be difficult to match existing. Consider landscaping to infill void. [We believe there will be adequate stone from the portions of the wall that are to be demolished to construct the 24' infill section of wall.](#)
9. Provide continuous hedge along top of wall, not segmented. [Additional boxwood shrubs, for a total of 26, have been added to create a continuous hedge along the property frontage as requested. See Sheet 4/6.](#)
10. Adjust lighting design. There shall be 0.0 fc at all property lines. See north PL on photometric plan. [The light emitted from the proposed fixture on the front/left of the building will encounter the 4' high concrete retaining wall that exists along the northerly property line. The .1 photometric line had not been truncated to account for the presence of that wall, which has now been corrected on Sheet 6/6.](#)

11. It is believed the roof drains are tied into the sewer. The roof drains should be disconnected and addressed as part of the overall stormwater management plan. [Is there existing documentation regarding this? Being that we omitted stormwater management improvements in favor of maintaining the stone and mortar wall at the recommendation of staff, the only option for the roof leaders would be to allow them to discharge directly on the stone mulch and or parking lot pavement. Would this be preferable to maintaining the existing condition?](#)
12. Add a note to the plans stating visitor parking, other than HC parking, shall occur on-street and on-site is reserved for staff. [Parking Note #8 relating to parking usage has been added to Sheet 3/6.](#)
13. Fire Dept. noted no comments assuming a fire alarm system is installed with smoke detection. [Noted.](#)

Please advise if staff has anything further.

Thanks & Regards-

Demian

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**From:** Goderre, Dennis <goderred@cityofgroton-ct.gov>  
**Sent:** Thursday, May 30, 2019 3:59 PM  
**To:** TG <tgreen70@frontier.com>; Demian Sorrentino <dsorrentino@boundariesllc.net>  
**Cc:** Schmitz, John <JSchmitz@blcompanies.com>  
**Subject:** Comments: 18 Thames

The following are staff comments minus any associated with the SWM plan being reviewed by BL. Let me know if you have any questions.

1. Plans shall note window wells to be removed to ensure HC accessibility in vicinity of HC parking.
2. Provide clarity on HC access to the building upon the site plan. Show door location and spot elevation to confirm HC accessibility grading is provided from HC spaces.
3. Sign will require a separate permit.
4. What is the finished floor elevation of the building (first floor)?
5. Continue brick pattern in concrete walk where curb cut is being closed. Coordinate with DPW to use any possible pavers they may have in stockpile. Construct to the specifications of the streetscape plan including matching any pavers if DPW supply is not adequate.
6. All granite curb removed in the ROW shall be provided to DPW. Coordinate with DPW for methods of transport.
7. New granite curb along Thames Street shall match radius of curve. Reuse of existing curbing is not permitted unless it is demonstrated to the satisfaction of DPW that the radius of existing curb matches radius of curve. Install granite curb per DPW specifications.
8. Consider omitting the rebuilding of a new wall to infill at location curb cut is being closed. New wall may be difficult to match existing. Consider landscaping to infill void.
9. Provide continuous hedge along top of wall, not segmented.
10. Adjust lighting design. There shall be 0.0 fc at all property lines. See north PL on photometric plan.
11. It is believed the roof drains are tied into the sewer. The roof drains should be disconnected and addressed as part of the overall stormwater management plan.

12. Add a note to the plans stating visitor parking, other than HC parking, shall occur on-street and on-site is reserved for staff.
13. Fire Dept. noted no comments assuming a fire alarm system is installed with smoke detection.

Sincerely,

Dennis G. Goderre RLA, AICP CUD

*City Planner*

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