

## MEMO

Perkins Eastman  
Architects DPC

Date	8/14/2019	
Project Name	West Side Elementary School	
Project Number	74451.00	
Subject	Responses to Planning Comments, Application SP 475/SPM 464	
From	Joe Banks	j.banks@perkinseastman.com
	T: 203-251-7423	F: Fax Number
To	Dennis Goderre	
	City of Groton	
	T: 860-446-4169	F: Fax Number
	goderrred@cityofgroton- ct.gov	VIA: VIA

Mr Goderre,

Please see below our responses to your initial comments. We note that many of these will be addressed in the revised documents we will deliver to you soon, but wanted to send these response, in case some of our responses require more discussion or clarification. Please reach out to me when you have reviewed.

### Application Material

1. All future plans at each submission shall be signed and sealed by the respective professional responsible for their preparation. [Understood.](#)
2. Provide a detailed Special Permit Narrative that corresponds to each item in Section 9.4.D. This is the foundation of the Commission's decision on a Special Permit. This may be revised later based upon comments and subsequent revisions. [We will provide the Special Permit Narrative structured per 9.4.D as discussed.](#)
3. Provide a detail project narrative. While there are components of the narrative scattered within the application material, it is imperative a single narrative is provided. It is the narrative that outlines the framework of the permit that would be issued if the application is approved. Page 1 of Form A outlines some of the items that may be relevant. As noted on the Form A, the list is the de minimis requested. The more detail the better as it will reduce potential

issues post permitting and at time of CO/Site compliance request. [We will consolidate the narrative information of the submission in detail.](#)

## **Construction and Earthwork**

4. Earthwork calculations appear to be from prior to the change in grading to respond to the unsuitable material. Does the discovery of unsuitable material change these calculations? [We will provide a revised Cut/Fill analysis.](#)
5. It is understood the applicant is working to solidify temporary parking during construction with Pfizer or Washington Park being two options. It is ideal to have this resolved while the hearing is open. Will contractors also be parking in the temporary lot? [The Town and District are working to provide off-site school staff parking for those spaces being displaced by the construction, during the timeframe from the start of construction to the end of the school year. Contractors and site workers will not be parking off-site. The Contractor will reserve space for parking on-site within the construction area depicted on the phasing plans during the construction. A more formal plan will be provided once an agreement is made between The Town and Pfizer.](#)
6. Applicant is encouraged to gather an understanding of Electric Boats construction schedule, construction traffic routes and deliveries. Construction of both projects will overlap with the potential for serious conflicts of deliveries and traffic volumes, particularly concrete deliveries and oversize loads. Provide a sense of how West Side's CM will coordinate. The City will gladly facilitate a meeting between parties if necessary. [The Construction manager would appreciate a meeting with the EB project to coordinate schedules.](#)
7. The timeline in the narrative does not match the timelines provided in the graphics. Which is correct? [Revised Construction Sequence Narrative will be provided.](#)
8. There is no narrative for Phase C but a graphic is provided. [Revised Construction Sequence Narrative will be provided.](#)
9. Phase B of the narrative states that demolition of the existing school will occur during this phase. Yet there is no discussion in the detailed sequence of when it will occur. [Revised Construction Sequence Narrative will be provided.](#)
10. Provide a grading plan for how the access road will be constructed. Include necessary ES and temporary drainage measures as required. This is on a steep slope. How long will it be in place? [. Revised Construction Sequence Narrative will be provided to indicated proposed duration of access drive down to field.](#)
11. What are the days and hours of construction? [7 am -5:30 pm on weekdays, 8 am 5:30 pm on Saturdays, no exterior work on Sundays](#)
12. Describe the delivery schedule? For instance, how many concrete trucks per day and for what duration, including months? Deliveries of structural fill? [Construction traffic, including deliveries, will be restricted while school is in session to avoid buses/parent drop-off and pickup times \(typically this is a 1-hour to 1-1/2 hour duration during each morning and afternoon of the school day\). For deliveries occurring outside of these time restrictions, we can anticipate 10-20 concrete trucks on a given day that has footing and foundation pours. Due to the extent of structural fill required for this site, there will be times when 20-30 trucks will be delivering structural fill over the course of the day, this will occur infrequently, but throughout the duration of](#)

construction due to the phasing of the sitework and areas that require structural fill.

13. Describe the demolition process for the existing school? [Building will be abated, then mechanically disassembled and removed from site. Some masonry/concrete may be crushed for suitable reuse on or off site.](#)
14. Has an environmental study been completed for the school and is remediation required? If so, for what materials and how will it be completed? [Phase I and II Environmental Site Assessments of the property have been conducted by a Licensed Environmental Professional. One area of concern \(the former Underground Storage Tank area\) warranted action, consisting of the removal and closure of the Underground Storage Tank. The tank was removed in July 2019, and confirmatory soil sampling will be completed in the near future to formally close the area. Further remediation of this area will be completed during the next phase of site work, if sampling indicates that it is required. No further investigation or other remediation is warranted at the site, based on the LEP's assessments.](#)  
[Regarding building materials management during demolition, a Hazardous Building Materials Investigation was also conducted on the existing Middle School building. The findings will be incorporated into the demolition plan and construction bid documents to ensure that the building materials are removed, handled, and disposed of appropriately](#)

## **Stormwater Management**

15. The SWM is for Cutler Elementary school, not West Side. Provide the correct SWM report. [Correct report has been provided 2019 08 12.](#)

## **Lighting**

16. Proposed light fixtures are 25'. Plans must be revised to 18' maximum per section 7.6. This may impact site plans which require coordination with lighting fixture locations, such as utilizes, drainage and landscaping. Provide revised drawings for all impacted plans. Note all lighting requirements in this section 7.6. [Revised and coordinated site lighting documents will be provided.](#)

## **Parking and Traffic**

17. What is the parking ratio used to reach the Average and 85<sup>th</sup> percentile 'Anticipated Parking Demand'? [Per Number Students: avg 0.13 & 85th 0.20. Per Number Staff: avg 0.95 & 85th 1.64.](#)
18. [Provide the noted ITE generation rates, citing date of reference.](#)
19. Elaborate on your 'knowledge of current mode choice'. What are they and how did you come to the conclusion? [Source: Parking Generation Manual, 5th Ed. ITE Jan.2019](#)
20. What are the overall assembly space occupancies and how will activities be scheduled? What is the largest one time assembly anticipated? What type of assemblies may occur and at what time of day? Will parking be accommodated for these assemblies and would evening/daytime events (i.e. talent shows, performances, etc.) be the actual peak, not 'just before dismissal'? [District will provide assembly occupancies, anticipated frequency.](#)

21. The parking review notes 603 students. The TIS references 606. Please reconcile. [Per State grant, 604 are planned for West Side. Parking review will be revised to be consistent.](#)
22. The Parking demand correspondence notes 147 parking spaces will be adequate. Only 122 spaces are provided on the site design. Please clarify. [Parent drop off spaces parallel to Brandegee are counted in addition, totaling 147.](#)
23. A design for on street improvements to accommodate the turning lanes shall be provided. This includes all new striping and signage. Demonstrate all sight lines can be achieved, vertically and horizontally. If improvements on street are required as discussed in the TIS, show said improvements, including any necessary easements. This was discussed and emphasized during the pre-application discussions with staff. [We will provide sight lines and striping plans.](#)
24. Traffic counts were collected during the winter months. As a coastal community, traffic counts from the more 'seasonal' time of year may be more appropriate. Thus, it is suggested counts be taken following the Labor Day holiday to confirm the appropriateness of February counts. [Increased seasonal traffic is not anticipated on this portion of the roadway, but we will include an analysis in a separate narrative.](#)
25. Does the traffic report take into account the recently approved Electric Boat South Yard Assembly Building? Their OSTA permit was approved in July 2019. [We have confirmed — said OSTA permit assumes no EB South Yard Assembly Building traffic will travel past the school.](#)

#### **Landscape Materials/Layout Plan**

26. The front parking area notes 100 parking spaces (5 HC Spaces). It is presumed the 100 is the total and includes the 5 HC spaces. However the actual total is 104 spaces. [Revised Plans will be provided.](#)
27. There are no dimensions noting the width of any parking space. There are no dimensions on any of the HC Parking Spaces. [Revised Plans will be provided](#)
28. Show turning movements of fire apparatus throughout rear drive and front drop off. [This will be provided.](#)
29. If parking along bus drop off is envisioned for off hour activities, fire access requires minimum 20' clear travel lane. Confirm parallel parking will not interfere with fire apparatus turning movements to enter and exit site. [No parking is anticipated at the bus drop off.](#)
30. The lower parking spaces are dimensioned as 22' from curb to drive aisle but no depth dimension for the stalls themselves. [Revised Plans will be provided](#)
31. Plan references pavement marking on civil plans. No pavement markings are provided on any civil drawings. Provide a pavement marking and signage plan (on and off site). [Pavement marking and signage plan will be provided.](#)

#### **SHPO Correspondence**

32. Describe the significance of the archeological site noted in the SHPO email correspondence. Where is it located? Will it be impacted? The correspondence is open ended. [Archeologist has been retained, and a Phase 1A evaluation of the site is in progress. Final report will be provided to planning.](#)

cc: Rick Norris, Arcadis, Milone and McBroom, Richter and Cegan, DTC

Attachments:None