

9/12/2019

*Dennis Goderre*  
City of Groton  
295 Meriden St., Groton, CT

Re:  
West Side Elementary School  
74451.00  
Subject: Site Plan and Special Permit Application Comment Responses and Revisions

Dear *Dennis*:

Thank you for your and your staff's comments. We are providing with this letter a matrix covering the comments and their responses, as well as any document sheets that have been revised, either as a result of the comments, or at the direction of the owner.

Please contact us if you have any questions, and we look forward for your staff and commissions' review and comments. We look forward to the public hearing's continuation in October.

Sincerely,  
Joe Banks, AIA, LEED AP, Senior Associate

Perkins Eastman  
Architects DPC

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**MEMO**

Perkins Eastman  
Architects DPC

Date	9/10/2019	
Project Name	West Side Elementary School	
Project Number	74451.00	
Subject	Request to continue public hearing	
From	Joe Banks	j.banks@perkinseastman.com
	T: 203-251-7423	F: n/a
To	Dennis Goderre	
	City of Groton Planner	
	T: 860-446-4169	F: Fax Number
	goderred@cityofgroton-ct.gov	VIA: Email

Dear Dennis,

After your email and phone conversation of 9/9/19, and discussion with the project owner, the Town of Groton, we request a continuation of the public hearing related to the new West Side Elementary School until October, to allow time for our responses to staff comments to be reviewed.

Sincerely,  
Joe Banks, Perkins Eastman Architects

cc: Curt Whipple, Jack Butkus, Rick Norris

Attachments: None





**City of Groton, CT**  
**Department of Planning & Economic Development**  
**Form A - Zoning Table**

NOTE: Attach this form to the end of Form A Application and provide upon submitted site plan.

Item	Required	Proposed
Lot Area	5,000/DU	40 acres
Lot Width	50 ft	915 ft
Front Yard Setback (Min)	25 ft	62 ft
Front Yard Setback (Max)	N/A	62 ft
Side Yard Setback N/S	4 ft	68 ft, 554 ft
Side Yard Setback E/W	4 ft	N/A
Rear Yard Setback	25 ft	645 ft
Building Coverage	25%	3%
Building Height	35 ft	52'-1" from adjacent grade -- see ZBA variance
Building Width	N/A	N/A
Total Impervious Coverage	N/A	235,591 sq ft
Existing Impervious Coverage	N/A	176,607 sq ft
Parking Provided (mixed uses complete below)	N/A	118
Use 1:		
Use 2:		
Use 3:		

Parking quantity is based upon the requirements of Section 7.1.B8.g Mixed Use, per June 25, 2019 correspondence to Mr. Joe Costa, Principal.



**WEST SIDE ELEMENTARY SCHOOL, GROTON, CT.**  
**SEQUENCE OF CONSTRUCTION**  
**August 13, 2019 Revised September 11, 2019**

**SITWORK PHASE A – THREE-STORY BUILDING FOUNDATION AND STRIP EXISTING PLAYING FIELD (ANTICIPATED TIMELINE - APRIL 13, 2020 THROUGH MAY 15, 2020):**

1. LIMITS OF CONSTRUCTION TO BE STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
2. SET-UP PERIMETER EROSION CONTROLS FOR THIS PHASE OF CONSTRUCTION.
3. INITIATE WEEKLY EROSION CONTROL INSPECTIONS AND MONITORING PER CT DEEP CONSTRUCTION STORMWATER GENERAL PERMIT REGISTRATION.
4. INSTALL PERIMETER TEMPORARY CONSTRUCTION FENCING AND GATES.
5. CONSTRUCT CONSTRUCTION TRACKING PAD AND TEMPORARY ACCESS ROAD TO WORK AREA. TEMPORARY ACCESS ROAD WILL REMAIN IN PLACE FOR APPROXIMATELY ONE YEAR.
6. INSTALL TEMPORARY SEDIMENT DETENTION BASIN(S) FOR THIS PHASE.
7. MOBILIZE CONSTRUCTION MANAGER'S OFFICE TRAILER TO THE SITE AND CONNECT TEMPORARY UTILITY SERVICES.
8. STRIP TOPSOIL AT BUILDING FOOTPRINT, AT EXISTING PLAYING FIELD AND ALONG CONSTRUCTION ACCESS ROAD. TOPSOIL IS TO BE STOCKPILED IN DESIGNATED AREAS ALONG EDGE OF FIELD.
9. REMOVE UNSUITABLE SOILS AT BUILDING FOOTPRINT AND BEGIN EXCAVATION FOR BUILDING FOUNDATION. BEGIN CONCRETE WORK FOR FOOTINGS AND FOUNDATION WALLS.
10. DISPLACED FACULTY PARKING WILL BE MADE AVAILABLE AT PFIZER.

**SITWORK PHASE B – CONTINUE CONSTRUCTION OF THREE-STORY BUILDING FOUNDATION AND START OF SINGLE-STORY BUILDING FOUNDATION (ANTICIPATED TIMELINE - MAY 15, 2020 UNTIL END OF 2019/2020 SCHOOL YEAR):**

1. SET-UP PERIMETER EROSION CONTROLS FOR THIS PHASE OF CONSTRUCTION.
2. CONTINUE WEEKLY EROSION CONTROL INSPECTIONS AND MONITORING PER CT DEEP CONSTRUCTION STORMWATER GENERAL PERMIT REGISTRATION.
3. RELOCATE PERIMETER TEMPORARY FENCING AND GATES.

**SITWORK PHASE C – CONTINUE CONSTRUCTION OF SINGLE-STORY BUILDING FOUNDATION, DEMOLISH EXISTING SCHOOL BUILDING AND CONSTRUCT NEW PARKING AREAS AND DRIVES (ANTICIPATED TIMELINE - JULY 2020 THROUGH PROJECT COMPLETION IN 2021):**

1. SET-UP PERIMETER EROSION CONTROLS FOR THIS PHASE OF CONSTRUCTION.
2. INSTALL PERIMETER TEMPORARY FENCING AND LOCKED GATES TO SECURE CONSTRUCTION ENTRANCES FROM BRANDEGEE AVENUE.
3. INSTALL TEMPORARY SEDIMENT TRAP(S) FOR THIS PHASE.
4. STRIP EXISTING PAVEMENTS AND REMOVE UNSUITABLE SOILS AT BUILDING FOOTPRINT. STAKE OUT BUILDING FOOTPRINT AND BEGIN EXCAVATION FOR BUILDING FOUNDATION. BEGIN CONCRETE WORK FOR FOOTINGS AND FOUNDATION WALLS.
5. AT CONSTRUCTION STAGING AREA - PLACE FILTER FABRIC OVER SUBSOIL AND COVER WITH 6-INCHES OF CRUSHED STONE. THE STONE IS TO BE MAINTAINED UNTIL SUCH TIME IT NEEDS TO BE REMOVED TO RECONSTRUCT PLAYING FIELD. AFTER CONSTRUCTION STAGING AREA IS CONSTRUCTED, CONTRACTOR PARKING AND STAGING WILL COMMENCE ON FIELD.
6. AFTER THE OWNER MOVES OUT OF THE EXISTING BUILDING (ANTICIPATED JULY 2020), COMMENCE WITH ABATEMENT OPERATIONS. AFTER ABATEMENT IS COMPLETE (ANTICIPATED LATE FALL 2020), DEMOLISH EXISTING WEST SIDE MIDDLE SCHOOL BUILDING.
7. CONSTRUCT REAR ACCESS DRIVE AND INSTALL TRACKING PAD.
8. BEGIN MASS EXCAVATION OF DETENTION BASIN AND FORMATION OF EMBANKMENTS. CONSTRUCT BASIN AND INSTALL OUTLET STRUCTURES DIRECTING SURFACE RUNOFF TO BASIN. THE BOTTOM OF THE BASIN SHALL BE UNDER EXCAVATED BY 12" TO 18" TO BE UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
9. ONCE FOUNDATION WALLS ARE UP AND THE BUILDING FOOTPRINT IS PERMANENTLY STABILIZED, BEGIN INSTALLING UNDERGROUND UTILITIES FOR THE BUILDING IN CONJUNCTION WITH CONSTRUCTING THE BUILDING.
10. CONTINUE CONSTRUCTION OF BUILDING AND INSTALLATION OF UNDERGROUND UTILITIES.
11. INSTALL REMAINING UTILITIES UNDER AND AROUND PARKING LOTS AND DRIVES. PLACE BINDER COURSE OF PAVEMENT AS BASE COURSE IS BROUGHT UP TO GRADE.
12. PREPARE SUBGRADE OF DRIVEWAYS AND PLACE BITUMINOUS BINDER COURSE.

13. REMOVE CONSTRUCTION STAGING AND LAYDOWN AREA TO BEGIN FIELD RECONSTRUCTION. RENOVATE SOILS AND DECOMPACT AS NEEDED TO ACCOMMODATE FIELD CONSTRUCTION.
14. COMPLETE FIELD AND ALL SITE IMPROVEMENTS.
15. PLACE PERMANENT SEEDING AT AREAS DISTURBED DUE TO CONSTRUCTION AND INSTALL PLANTINGS
16. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS. RAKE OUT AND FINISH GRADE BOTTOM OF STORMWATER BASIN. COMPLETE ALL PLANTINGS AND PERMANENT STABILIZATION OF STORMWATER MANAGEMENT BASIN AND OUTLET SPLASH PAD, SPILLWAY AND LEVEL SPREADER.
17. REMOVE ALL TEMPORARY PERIMETER FENCING AND TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
18. CLEAN AND SWEEP ALL PAVED SURFACES TO PREPARE FOR FINAL PAVING.
19. PLACE FINAL COURSE OF BITUMINOUS PAVEMENT AT DRIVES AND PARKING LOTS.
20. INSTALL ALL PAVEMENT MARKINGS, SIGNAGE, SITE LIGHTING, AND SITE FURNISHINGS.
21. CLOSE OUT PROJECT AND FILE NOTICE OF TERMINATION FORM TO CLOSE CT DEEP STORMWATER GENERAL PERMIT REGISTRATION.



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June 27, 2019

**GROTON UTILITIES**

295 Meridian Street

Groton, CT 06340

Attn: Michael Fedors

Re: West Side Elementary School  
250 Brandagee Avenue, Groton, CT 06340

Dear Mr. Fedors,

Our firm is involved in the mechanical and electrical design of the 83,000 sq. ft. 3 story elementary school project noted.

Following is a listing of the estimated connected load:

**Lighting**

- Exterior Lighting 5,000 W
- Interior Lighting 83,000 W

**Power**

- Receptacle Loads 166,000 W

**Mechanical Loads**

- Air Conditioning 794,423 W
- Exhaust Fans 4,896 W
- Electric Heat 87,853 W

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Present Total Connected Load 1,141,172 W

June 27, 2019  
West Side Elementary School  
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We are requesting on behalf of the owner a 2500 amp, 3 phase, 4 wire, 480/277 volt secondary service, served through a pad mount transformer.

Previously supplied was a site plan showing approximate routing for services, but needs to be confirmed with a site visit.

Best regards,

Jason Pintek, PE  
DTC

**Customer of Record:**

Name – Groton Board of Education  
Billing Address – PO Box K, Groton, CT 06340  
Telephone – 860-572-2100  
Tax ID Number – 06-6001619  
Existing Account Number – 00024454-01  
Meter Number - 0057093221