

**West Wide Elementary School**

**250 Brandegee Ave, Groton, CT 06340**

**Comments/Responses to Special Permit and Site Plan Approval Applications**

Compiled 9/12/2019

Item number	Dated	by	Comment	Responsible party(s)	Date:	Response
FM-01	8/30/2019	Fire Marshall	1. Rear driveway turnaround should show dimensions and turning movements of the City's fire apparatus to confirm movement	Dave Sullivan	9/11/2019	Vehicle Tracking analysis has been completed and is attached.
FM-02	8/30/2019	Fire Marshall	2. No center island should be constructed.	Tom Daly & Richter Cegan	9/11/2019	Agree. "Center island" is flush with pavement and is there to guide turning traffic.
FM-03	8/30/2019	Fire Marshall	3. No parking allowed in the turn area of the parent drop off area. Show turning movement of fire apparatus to confirm parked vehicles will not interfere with fire entry.	Dave Sullivan	9/11/2019	Vehicle Tracking analysis has been completed and is attached.
BO-01	8/30/2019	Building Official	1. The total number of parking equates to 145 spaces not the stated 147.	Richter Cegan	9/11/2019	This has been corrected to 145 spaces
BO-02	8/30/2019	Building Official	2. Remove the first space on the curve at the parent drop off entrance. This is a difficult space to park, a hydrant appears to be located there and it is to close to the entry.	Richter Cegan & Dave Sullivan	9/11/2019	The first space has been removed.
TR-01	8/29/2019	Goderre Comments (from meeting with Police Chief, Mayor and DPW)	1. Add a stop sign at the intersection of Morse southbound. We feel this will help further slow traffic and address potential queuing mishaps at the southern entrances left turn. (Note: We have concerns that the queue length may not be adequate.)	Dave Sullivan	9/11/2019	A number of comments received relate to traffic slowing and pedestrian safety. The revised off-site signing and pavement marking plan has returned all-way stop control to two key intersections along the school frontage.
TR-02	8/29/2019	Goderre Comments (from meeting with Police Chief, Mayor and DPW)	2. Add one-way arrows to all one way circulation paths on site.	Dave Sullivan	9/11/2019	One-way arrows have been added to the on-site SPM plan
TR-03	8/29/2019	Goderre Comments (from meeting with Police Chief, Mayor and DPW)	3. Add a sidewalk to the west side of Brandegee Avenue to enhance safety as covered under 9.4.D.6.	Richter Cegan & Dave Sullivan	9/11/2019	The existing sidewalk and stop controls will remain, as appropriate to guide pedestrians to the sidewalks on the east side of Brandegee Ave. We have modified the site plan to include the addition of a pedestrian entry (stair and crosswalk) from the Hynes intersection to the main entrance of the school building. This will also maintain existing controls and facilitate safe crossing and access from Hynes with crosswalks and walkways also guiding access from Morse and Litton, in lieu of additional sidewalks on the west side of Brandegee Ave. When considering the option of an additional sidewalk on the west side of Brandegee Ave there does not appear to be adequate City Right-of-Way from Hynes northward beyond Litton Ave sufficient to install additional sidewalks, based on the available GIS database.
TR-04	8/29/2019	Goderre Comments (from meeting with Police Chief, Mayor and DPW)	4. In relation to the bus shelter, confirm SEAT schedule during peak traffic hours to evaluate possible conflicts for evaluating the shelter's final location.	Tom Daly	9/11/2019	
TR-05	8/29/2019	Goderre Comments (from meeting with Police Chief, Mayor and DPW)	5. It should be noted that Pfizer may be bringing more staff back to their campus by minimizing the present number of employees allowed to telecommute.	No Action	9/11/2019	A draft agreement from Pfizer is under review by the Town attorney for the School to use 20-50 parking spaces in the visitor lot on Shennecossett Road. A copy can be provided once signed. Pfizer did not note or mention any potential impacts associated with staffing during these discussions
DG-01A	8/29/2019	Revised Goderre Comments	1. T2 and A2 survey shall be signed and sealed by surveyor of record.	Tom Daly	9/11/2019	(1) Physical copy with raised seal and signature has been sent to the town.

**West Wide Elementary School**

**250 Brandegee Ave, Groton, CT 06340**

**Comments/Responses to Special Permit and Site Plan Approval Applications**

Compiled 9/12/2019

Item number	Dated	by	Comment	Responsible party(s)	Date:	Response
DG-02A	8/29/2019	Revised Goderre Comments	2. Will the fence and wall located on the north abutting property impeded sight lines from the north egress points?	Dave Sullivan	9/11/2019	The sight line plans show that the sight distance can be achieved from a point 15 feet back from the edge of the travelway.
DG-03A	8/29/2019	Revised Goderre Comments	Will trucks be required to back from Brandegee Avenue into the service area? Or can they enter and use the dropoff drive to then back into the service area, if needed? Or is there adequate turning movements within the service areas? Please demonstrate movements and note largest vehicle to service the school.	Dave Sullivan	9/11/2019	Vehicle Tracking analysis has been completed and is attached.
DG-04A	8/29/2019	Revised Goderre Comments	4. Preparation Plan does not appear to accurately show limits of clearing at southeast curve for new access drive.	Richter Cegan	9/11/2019	The plans have been revised to show minor adjustments to the clearing limits in this area.
DG-03A	8/29/2019	Revised Goderre Comments	5. Rock outcrops were observed in back where lower new wing will be located. Is blasting anticipated for this area or any area on site? Will rock be crushed on site, if so, what is the process?	Lorel Purcell	9/11/2019	Blasting is not anticipated at this time. Once the extent of rock excavation/removal is identified in the design, CM will provide response of how rock removal will be handled onsite. Rock crushing onsite is not anticipated either due to the limited amount of site area being made available during construction.
DG-06A	8/29/2019	Revised Goderre Comments	6. Explain the crushing process, anticipated noise and dust controls, time of day and day of week associated with building demolition, specifically crushing.	Lorel Purcell	9/11/2019	Crushing will occur by mechanical means. It will be a noisy operation, but will not exceed allowable noise levels measured at the neighbors' property boundaries. If deemed necessary, we can setup a decibel meter onsite to measure sound levels at property boundaries. Hours of crushing operations would be Monday - Friday, 7:30 am - 5:00 pm. Demolition crushing activities will likely be occurring during the winter months of December, January and February.
DG-07A	8/29/2019	Revised Goderre Comments	7. Additional landscaping is recommended throughout the parking area, frontage and for more visual screening at the service area. This is a residential district and the plan as designed appears more commercial in nature rather than in the context of a residential setting. For example, considering small low maintenance flower trees and shade trees to add reduce heat gains along the back drop.	Richter Cegan	9/11/2019	More trees are shown in the new design than are currently on the existing school site. The Owner and District do not approve of additional plantings at this time.
DG-08A	8/29/2019	Revised Goderre Comments	8. Consider landscaping to break up the blank wall of the gymnasium and south admin/nurse elevation. Perhaps complementing/reinforcing the columns.	Richter Cegan	9/11/2019	For security and maintenance reasons, the District does not want plantings adjacent to the building or shrub plantings anywhere adjacent to buildings or playscapes.
DG-09A	8/29/2019	Revised Goderre Comments	9. Demonstrate that there is adequate space for a bus to maneuver around the curve if another bus remains parked in the drop off area. The striping plan in this area denotes a standard travel lane and may not allow for the trailing edge of a bus, thus requiring it to jump the curb.	Dave Sullivan	9/11/2019	We have provided autoturn.
DG-10A	8/29/2019	Revised Goderre Comments	10. Zoning Table: The yard setbacks are incorrect. Proposed setback is actually the minimum distance of the proposed building location to the closest point of the property line. Add dimensions to each side yard, rear and front yard for the closets point and update table accordingly.	Perkins Eastman & Richter Cegan	9/11/2019	Actual setback dimensions is shown on the Site Layout and Materials Plan, and updated in the Zoning Table.
DG-11A	8/29/2019	Revised Goderre Comments	11. Zoning Table: The table incorrectly references the parking proposed on site. Please add a note referencing the "Parking quantity is based upon the requirements of Section 7.1.B8.g Mixed Use." Include a note cross referencing the June 25, 2019 correspondence to Mr. Joe Costa, Principal.	Perkins Eastman	9/11/2019	The note added to the Zoning Table.

**West Wide Elementary School**

**250 Brandegee Ave, Groton, CT 06340**

**Comments/Responses to Special Permit and Site Plan Approval Applications**

Compiled 9/12/2019

Item number	Dated	by	Comment	Responsible party(s)	Date:	Response
DG-012A	8/29/2019	Revised Goderre Comments	12. Sheet L-102: Add parking striping at drop off location.	Richter Cegan & Dave Sullivan	9/11/2019	Striping added along the drop off/pick up lane.
DG-013A	8/29/2019	Revised Goderre Comments	13. HC Parking detail notes stall depth at 20' but Landscape Site Plan denotes 18'.	Richter Cegan	9/11/2019	The HC parking detail has been corrected to match the site plan.
DG-14A	8/29/2019	Revised Goderre Comments	14. Sedimentation and Erosion Control Plan states the detention basin shall be install prior to mass earthwork (as a temp. Sed. Basin.) Phase A Item 6 of the Sequence of Construction states to install temporary sedimentation traps. Are the traps basins?	Tom Daly & Lorel Purcell	9/11/2019	CM revised Sequence of Operations to match language on drawings.
DG-15A	8/29/2019	Revised Goderre Comments	15. With respect to above, the SOC Phase C Item 7 states to begin mass earthwork of the basin. Please clarify when basin is being constructed and clarify of small temporary basins are being installed. If the later will be used, where will they be located and how have they been sized.	Tom Daly & Lorel Purcell	9/11/2019	Construction of basin will occur once school is no longer in session (Summer 2020). Engineer to determine if temporary basins are required for sitework that is being performed during Phases 2A and 2B (prior to permanent basin being installed), and if so, add these to the drawings.
DG-016A	8/29/2019	Revised Goderre Comments	16. Consider hay bale check dams within the swale along the west side of the access drive extending along the toe of fill slope.	Tom Daly	9/11/2019	See Sheet C101
DG-17A	8/29/2019	Revised Goderre Comments	17. The GSF is mislabeled along the access drive near south property line. The GSF callout points to the CF.	Tom Daly	9/11/2019	See Sheet C101
DG-01B	8/29/2019	Revised Goderre Comments	1. Would it be beneficial to add a second Do Not Enter sign on the back of the stop sign to reinforce the one-way pattern at the service drive entry and to ensure visibility?	Dave Sullivan	9/11/2019	An additional "Do Not Enter" sign has been added to the back of the Pedestrian crossing sign which is directly in front of the STOP sign.
DG-02B	8/29/2019	Revised Goderre Comments	2. Will a sign at the entry to the service drive noting the direction for parent drop off/pick-up be appropriate?	Dave Sullivan	9/11/2019	A sign indicating service entrance only with left arrow and parent pick-up drop-off with straight arrow has been added for southbound vehicles to inform them that this is not the parent entrance.
DG-03B	8/29/2019	Revised Goderre Comments	3. Bus Shelter location appears as though it will conflict with new south and parent drop off entrance. Consider an alternative location with the knowledge the shelter is an important amenity to Avery Heights located immediately to the south.	Dave Sullivan	9/11/2019	The bus shelter location has been modified and is shown on Civil's Site Signage and Pavement Markings Plan because it is off site.
DG-04B	8/29/2019	Revised Goderre Comments	4. There is no notation referencing the peaks on Figures 4 and 5 so it is presumed the peaks depicted in the background Figures of 2 and 3 are being used. Are the traffic peak values being used for the proposed conditions the same as the peak determined from Figures 2 and 3? The window of arrival and departures will be different for an elementary school v. middle school and traffic to and from Pfizer may influence this since office staff generally arrive later in the morning and depart later in the afternoon.	Dave Sullivan	9/11/2019	Our analysis was based on the most conservative assumptions; that the school peak hours occurs concurrent with the Brandegee Road peak hours within the respective time periods. For example, we determined the highest Brandegee Avenue hour in the 2:00-4:00 count period and assumed the school dismissal peak took place at that same time.
DG-05B	8/29/2019	Revised Goderre Comments	5. According to the proposed AM peak trips, 45 trips are anticipated to be generated as a left turn into the south drive. Demonstrate how the que length of 55 feet will accommodate this volume. Also demonstrate the que is appropriate for the parent drop off/pickup.	Dave Sullivan	9/11/2019	Our queuing results for the school driveways indicate the left turn lanes will be more the adequate. Under the assumption that t]he Stop Signs on Brandegee Avenue will be kept, it will be even better for left turn storage, since opposing traffic will now have to stop.
DG-06B	8/29/2019	Revised Goderre Comments	6. Why are wide 8' shoulders proposed? This wide width will increase speeds. What are the alternatives to narrow the travel way, even consider street tree plantings to enhance neighborhood character. (See note A.7 above)	Dave Sullivan	9/11/2019	Eight foot shoulders are should where on street parking is permitted.

**West Wide Elementary School**

**250 Brandegee Ave, Groton, CT 06340**

**Comments/Responses to Special Permit and Site Plan Approval Applications**

Compiled 9/12/2019

Item number	Dated	by	Comment	Responsible party(s)	Date:	Response
DG-07B	8/29/2019	Revised Goderre Comments	7. With no stop controls proposed on Brandegee, there will be minimal traffic speed controls of thru-traffic. This should be of importance along the frontage of the school. A LOS of F may be appropriate for such a short time of day, when priority should be safety, not LOS.	Dave Sullivan	9/11/2019	A number of comments received relate to traffic slowing and pedestrian safety. The revised off-site signing and pavement marking plan has returned all-way stop control to two key intersections along the school frontage.
DG-08B	8/29/2019	Revised Goderre Comments	8. Perhaps Hynes intersection should be three way stop controlled with cross walks to the east side sidewalk. It should be anticipated that not all walkers will obey the markings. Note: Hynes is the only primary through corridor, extending to Eastern Point Road and connecting numerous neighborhood streets.	Dave Sullivan	9/11/2019	A number of comments received relate to traffic slowing and pedestrian safety. The revised off-site signing and pavement marking plan has returned all-way stop control to two key intersections along the school frontage. A pedestrian connection from the school to this intersection was added leading the crosswalk at Hynes Avenue.
DG-09B	8/29/2019	Revised Goderre Comments	9. Would a stop control north bound at the south entry drive add benefit to control traffic speed on the approach?	Dave Sullivan	9/11/2019	We feel a stop sign at the parent drop-off entrance would be most effective. A do not block driveway sign has been added however, to keep inbound traffic flowing if there is any queuing northbound from the signal.
DG-010B	8/29/2019	Revised Goderre Comments	10. Is there any possibility the que could be backed up into the thru lane.	Dave Sullivan	9/11/2019	Our queuing results for the school driveways indicate the left turn lanes will be more the adequate. Under the assumption that t]he Stop Signs on Brandegee Avenue will be kept, it will be even better for left turn storage, since opposing traffic will now have to stop.
DG-011B	8/29/2019	Revised Goderre Comments	11. Related to queuing, if there are 85 staff members, why would only 20 staff vehicles be entering during the peak AM and 25 departing during the PM peak? Please explain rationale.	Dave Sullivan	9/11/2019	Staff arrives mostly before the students arrive and after dismissal.
DG-012B	8/29/2019	Revised Goderre Comments	12. There is no sidewalk on the west side of Brandegee. Therefore, the crosswalks and stop controls at Hynes will need to remain.	Dave Sullivan	9/11/2019	A number of comments received relate to traffic slowing and pedestrian safety. The revised off-site signing and pavement marking plan has returned all-way stop control to two key intersections along the school frontage.
UT-01	8/28/2019	Groton Utility	1. Dwg C-102 doesn't show water utilities going to the west (street side) building	Tom Daly	9/11/2019	See sheet C-102.
UT-02	8/28/2019	Groton Utility	2. 90 degree bends at water mains should be avoided. (2) 45 degree bends are preferable.	Tom Daly	9/11/2019	See sheet C-102.
UT-03	8/28/2019	Groton Utility	3. Is there a reason why the 4" Domestic Service branches off of the 8" so far from the entrance into the building? Could it branch off closer to where it enters the building?	Tom Daly	9/11/2019	See sheet C-102.
UT-04	8/28/2019	Groton Utility	4. Add an 8" GV at the 8" WM near the hydrant at the east side of property near rear building.	Tom Daly	9/11/2019	See sheet C-102.
UT-05	8/28/2019	Groton Utility	5. Instead of new 8" tie-in at the existing 20" RC at the southern end of the property, could the new 8" tie in at the existing 8" DI water main that currently enters the property near the southern driveway entrance?	Tom Daly	9/11/2019	Water main loop in rear removed.
	8/28/2019	Groton Utility	6. Add an 8" in-line GV to the proposed 8" water main that loops around the southeastern portion of the property. The GV should be located at approximately the middle of the length of run between the new tie in at Brandegee and the new hydrant at the southeast corner of the rear building.	Tom Daly	9/11/2019	Water main loop in rear removed.
UT-07	8/28/2019	Groton Utility	7. Meter size and layout TBD by Groton Utilities Meter Department based on required flow and demand supplied by contract engineer.	Tom Daly	9/11/2019	MEP has already coordinated.

**West Wide Elementary School**

**250 Brandegee Ave, Groton, CT 06340**

**Comments/Responses to Special Permit and Site Plan Approval Applications**

Compiled 9/12/2019

Item number	Dated	by	Comment	Responsible party(s)	Date:	Response
UT-08	8/28/2019	Groton Utility	8. Add all appropriate GU Water Specification detail drawings that are applicable.	Tom Daly	9/11/2019	See sheet C-204.
UT-09	8/28/2019	Groton Utility	9. Specifications on the sewer ejector grinder pump are needed.	Tom Daly	9/11/2019	Will provide plans to Groton Utilities for review and approval when design is complete.
UT-010	8/28/2019	Groton Utility	10. Size of sanitary sewer pipe at east side of rear building to be specified. Depending on size of pipe, a clean out or a MH may be required.	Tom Daly	9/11/2019	See sheet C-102.
UT-011	8/28/2019	Groton Utility	11. MH required at all intersecting sewer mains.	Tom Daly	9/11/2019	See sheet C-102.
UT-012	8/28/2019	Groton Utility	12. Sewer shut -off required at 2" SFM near ejector pump.	Tom Daly	9/11/2019	Will provide plans to Groton Utilities for review and approval when design is complete.
UT-013	8/28/2019	Groton Utility	13. MH required between proposed MH #35 and MH #40. Gravity sewer mains to be laid in straight lines.	Tom Daly	9/11/2019	See sheet C-102.
UT-014	8/28/2019	Groton Utility	14. Sewer details provided on plans are from Town of Groton Specifications. This project is within the Groton Utilities Sewer Service Area, therefore GU Standard details should be on the drawings.	Tom Daly	9/11/2019	See sheet C-204.
UT-015	8/28/2019	Groton Utility	15. Add all appropriate GU Sewer Specification detail drawings that are applicable.	Tom Daly	9/11/2019	See sheet C-204.
UT-016	8/28/2019	Groton Utility	16. GU Water and Sewer Specification Manuals can be provided to engineering firm, if needed.	No Action	9/11/2019	Noted.
UT-017	8/28/2019	Groton Utility	17. Provide (3) GV's at intersecting water mains and hydrant laterals.	Tom Daly	9/11/2019	See sheet C-102.
EL-01	8/28/2019	Groton Utility	1. Plan approved under conditions 2 and 3 below.	No Action	9/11/2019	
EL-02	8/28/2019	Groton Utility	2. Engineer will need to provide electrical load, service size, and voltage information in order for GU to determine size and type of transformer required.	Jesse Vose	9/11/2019	Load letter was sent to Mike Fedors and Dave Zito on 6/27/19. Pdf attached
EL-03	8/28/2019	Groton Utility	3. Groton Utilities to finalize layout of proposed underground electric upon request of final plans and electric loads. Concrete encasement shown on plan not required.	Jesse Vose	9/11/2019	Concrete encasement note removed.
LI-01	8/28/2019	Goderre Lighting Comments	1. I cannot correlate the Selux fixtures in the product catalog with those specified in the Luminaire Schedule. Also, there are no detailed specifications provided in the catalogue, only pictures with very brief descriptions.	Jesse Vose	9/11/2019	Site light fixture schedule added to site plan
LI-02	8/28/2019	Goderre Lighting Comments	2. SL5 fixture does not appear to correlate to any product in the US Architectural literature.	Jesse Vose	9/11/2019	Site light fixture schedule added to site plan
LI-03	8/28/2019	Goderre Lighting Comments	3. There is no indication of light fixture height. The base detail on sheet ES-100 notes the base height above finished grade is noted as being on the Luminaire Schedule however this is omitted from the Schedule. The maximum fixture height or 18' is measured from finished grade so if the base is above grade and not flush then the pole must be below 18'. See 7.6.C.5 of the Zoning Regulations. Add both height to bottom of luminaire, base height and pole height to ensure height to bottom of luminaire does not exceed 18'.	Jesse Vose	9/11/2019	Site light fixture schedule added to site plan which include fixture height.
LI-04	8/28/2019	Goderre Lighting Comments	4. No illumination shall exceed 0.0 fc except at drives. The northern and southern property lines exceed this. See 7.6.C.2 of the Zoning Regulations.	Jesse Vose	9/11/2019	Light fixtures and photometrics adjusted
LI-05	8/28/2019	Goderre Lighting Comments	5. Is there wall mounted or canopy mounted fixtures on the building? If so include in photometric plan and provide product literature.	Perkins Eastman and Jesse Vose	9/11/2019	Yes, added to site photometric plan ES-101
LI-06	8/28/2019	Goderre Lighting Comments	6. At what distance will the base of the light fixtures be placed from the curb line. Distance must conform to 7.6.C.6 of the Zoning Regulations.	Richter Cegan & DTC	9/11/2019	Fixtures to conform to 7.6.C.6 (2 feet from parking space) Note Added to sheet ES-100
LI-07	8/28/2019	Goderre Lighting Comments	7. Lighting shall be on timers to shut off those not essential for security. At what time will lights shut off and at what time will those essential for security dim? See 7.6.C.4 of the Zoning Regulations.	DTC and Town of Groton	9/11/2019	Lighting will be connected to building management system for all scheduling and will be fully adjustable. Hours to be set by owner. All building mounted lighting shall remain on during hours of darkness for security. Site poles will turn off at 11:30pm. Note added to drawing ES-100