



Special Permit Narrative

The following items are being requested as part of the Special Permit Application:

1. Section 4.4.E

Dimensional Standards (Building Height):

Electric Boat is within the IT – Industrial/Technology Zone. *“Section 4.4.E – Dimensional Standards states the Maximum Building Height is 75 feet and the Commission may, by Special Permit, authorize a building height above 75 feet when such additional height is needed for a specific manufacturing process or operational consideration.”*

Due to the size of the new Columbia Class Submarine which is longer and taller than previous classes of submarines the building is required to be a maximum of 160 ft. in height. The top of roof is at 145 ft. – 8 in. with a moffit ridge vent of another 10 to 15 ft. maximum. This is to allow space for construction of the submarine, the indoor crane and room for trades' crews to work on and above the submarine.

There will be a boiler stack associated with this building. The height of the boiler stack is required to be 10 ft. above the roof, thus the maximum height will be 170 ft. *Section 8.2.B1 states “ The height provision of these Regulation shall not apply to the erection of church spires, belfries, towers designated exclusively for ornamental purposes, flagstuffs, chimneys, flues or gas holders.”* The boiler stack is considered a chimney and therefore, is exempt from the height provisions.

Dimensional Standards (Minimum Buffer Strip):

Section 4.4.E – Dimensional Standards states: *“Minimum Buffer Strip: Unless modified by the Commission by Special Permit due to the provision of comparable screening, a landscaped strip 25 feet wide providing complete visual screening shall be provided along lot lines that abut or are across the street from any residential zone.”*

Rather than provide complete visual screening as required in the regulation, Electric Boat is requesting a modification of the Minimum Buffer Strip requirement to instead install a landscaped streetscape area on its property across from the residential zone. Electric Boat conferred with the property owners from the neighborhood across Eastern Point Road and the neighbors' preference was for a more diverse and inviting landscaped area, that would still provide limited views to the river. The visual screening provided by the landscaped area will be a more attractive than a monocultural wall of evergreens, thus attracting a passerby's eye to the landscaping rather than to the industrial uses behind and fulfilling the goal of the regulation to provide comparable screening.

2. Section 7.6 Outdoor Lighting

Section 7.6.C.2 states *“ In all non-residential districts and in all areas adjacent to a residential lot, no externally-mounted direct light source shall be visible at the lot line at*

ground level or above. The direct illumination measured at the lot line shall be zero (0.0) foot-candles, excluding driveway entrances.” The wall mounted light fixture on the east side of the SYAB will include a glare shield so the light source will not be visible at the lot line. In addition, the direct illumination at the lot line shall not exceed 0.0 foot-candles. The wall mounted light fixtures on the west side of the building will be a full cut off light fixture. All pole mounted lights will be full cut off fixtures.

Section 7.6.C.5 states “ *the height of luminaries, except streetlights in public right-of-ways, shall be minimum height necessary to provide adequate illumination, but shall not exceed a height of eighteen (18) feet. The height of a luminaire shall be measured from the finished grade (not the top of a supporting concrete base) to the bottom.* ”

Section 7.6.D.3. – The Commission may, by special permit, allow lighting that does not complete with the requirements of this Section provided the Commission determine, in its sole discretion, that such proposed lighting is consistent with the purpose of these Regulation. a. That an extraordinary need for security exists because of a history of vandalism or other objective means.

Due to the high security and operations of the facility, it is not feasible to have standard pole mounted lights that comply with the City regulations. In order to ensure there is adequate lighting to safely maneuver components in the yard, it is necessary to have wall mounted lighting above the 18 ft. height requirement. Wall mounted lights will be provided on all sides of the building. There will be 20 foot high lights on the west side, 40 foot and 8 foot high lights on the east side and 40 foot high lights on the north and south sides of the building. The 20 ft. and 40 ft. lights are higher than the 18 ft. high allowable light, however, the top of the 40 foot high wall mounted lights will be 15 ft. below Eastern Point Road. Lighting levels will be diminished to 0.2 foot candles 180 ft. east of the building. It should be noted that the property line is another 337 ft. east and the property line is 552 ft. east of the SYAB.

Other site lighting on poles will be mounted on either 15 ft. or 18 ft. poles which complies with these regulations.

3. Section 7.7.C.1 Stormwater Management

This Section states “ *Unless modified by the Commission as provided in Section 7.7.D below, and development within the City of Groton shall implement the following provisions of Chapter 7 of the Connecticut Stormwater Quality Manual (CSQM) as amended:*

a. Pollutant Reduction (CSQM Section 7.4).

We are not treating stormwater runoff from the roof of the SYAB. The building is located over the Thames River and has no significant sources of pollution that may adversely impact stormwater quality. The water quality of the discharge will be monitored as a requirement of State stormwater permitting.

b. Groundwater Recharge and Runoff Volume Reduction (CSQM Section 7.5).

We cannot infiltrate stormwater at this site. Bedrock is present at shallow depths, and the project area is located in a congested industrial setting in a tidal zone along the Thames River. We are proposing to use secondary treatment methods including deep sump catch basins and hydrodynamic separators sized to treat the water quality flow (WQF).

c. Peak Flow Control (CSQM Section 7.6) for the 10-year, 25-year, and 100-year storm events.

We cannot provide subsurface detention at this site to mitigate the slight increase in peak flow rates. Bedrock is present at shallow depths, and the project area is located in a congested industrial setting in a tidal zone along the Thames River.