



**City of Groton, CT**  
**Department of Planning & Economic Development**

**Staff Review Comments**

**Planning & Zoning Applications**

Site Plan #469

Special Permit #461

CSP #314

**Date:** April 18, 2019      COMMENT #6  
**Address:** 75 Eastern Point Road, Electric Boat  
**Project:** South Yard Assembly Building  
**From:** Dennis Goderre, RLA, AICP CUD  
City Planner; [goderred@cityofgroton-ct.gov](mailto:goderred@cityofgroton-ct.gov); 860-446-4169

**Overview**

The following is provided as a summary of staff’s meeting with Groton Utilities, including requests for additional information.

1. Electric
  - a. GU noted that the requested redundant power can be provided via two substations located north and south
  - b. Power will follow Eastern Point Road, traveling from points north and south. Poles will be upgraded to accommodate the requested power above the distribution lines. Distribution lines will remain at similar height as today.
  - c. Standard utility poles will be used yet taller to accommodate the new service. An example exists near Dunkin’.
  - d. Upgraded poles will replace the existing poles, therefore service remains in same location as exists with the exception of a segment south of Nicholas Street. This segment’s new service will be on new poles on west side of Eastern Point Road until it meets with the existing service. This is necessary as guying cannot be accommodated for the upgraded poles on the east side of Eastern Point Road.
  - e. Plans were requested to be revised to provide access to receiving station from further south with full vehicular circulation access around the GU building.
  - f. GU has requested non-badge controlled access.
  - g. Security lighting has been requested at the building. Sensitivities related to residential neighborhoods understood.

2. Sewer
  - a. GU cannot confirm service can be provided until the following is provided:
    - i. flow tests are provided by applicant to GU,
    - ii. manholes mapped and
    - iii. clarity provided on project sanitary flows.
  - b. Once this information is received, GU will complete its analysis to determine capacity.
3. Water
  - a. GU was provided the flow rate of 1,000 GPM. GU will use this as the basis for their model to confirm service can be provided.
  - b. GU requests confirmation be provided that 1,000 GPM is inclusive of fire protection needs.
4. Miscellaneous (Other)
  - a. All meter locations have been requested to be located outside of the security fence.
  - b. The plans depict a future building located east of the SYAB. How will utilities for this building be provided and ensure they will not impact the proposed buffer planting along Eastern Point Road?
  - c. Applicant's response to comment regarding possible impacts to the southern sewer easement states that the sewer easement will not be impacted. However, it is noted that the recently issued DEEP permit identifies this sewer to be relocated. Please clarify. See Demo Plan Fig C-103 note: "Outfall to be relocated (Final Design TBD)"

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