

Response to Staff Review Comments

Planning & Zoning Applications

Site Plan #469

Special Permit #461

CSP #314

COMMENT #3

Date: April 5, 2019
Address: 75 Eastern Point Road, Electric Boat
Project: South Yard Assembly Building
From: Kristen Solloway, PE, Fuss & O'Neill, Inc.

Overview

1. Are flashing, colored lights required on the building?
Flashing or colored lights are not required.
2. What visible outdoor storage is planned?
This is an existing storage yard for Electric Boat and the South Yard will continue to be storage in remaining paved areas outside of necessary vehicular travel ways
3. Special Permit Narrative;
 - a. 7.8.B.1 & 2, 7.8.C.1: Provide a list of any permits/certifications/inspection reports associated with applicable state, and federal laws which EB is required to abide by.
A list of permits/certifications/inspection reports associated with applicable state and federal laws which EB is required to abide by will be provided upon completion by Electric Boat.
 - b. 7.8.C.4: Provide information as to the level of radiation allowed to be discharged under the federal laws EB follows.
A separate response will be provided by Electric Boat.
4. When will the noise study be complete?
The preliminary noise study will be presented at the Public Hearing.
5. Is vibration expected during construction? If so to what extent/distance? Will residents be notified?
It is anticipated that vibration will be limited to blasting activities and residents will be notified prior to blasting.

6. Applicant should provide a public communications plan and protocol to inform residents and businesses of construction schedule, changes, when blasting may occur, and other possible activities that may cause a temporary nuisance or alarm. Start of construction, changes to sequence of work, delays in schedule, etc, and that may impact neighborhoods should be communicated. Police, Fire, Building and Planning shall also be notified.

A communication plan and protocol will be established prior to start of construction.

7. Is there a need to withdraw water from the Thames River for any permanent or temporary use?

Electric Boat currently withdraws water from the Thames River in accordance with existing CTDEEP permits.

8. Sheet SY-C-131: What is the method to restore the 'Coastal Revetment Underneath Proposed Building'? What is the extent of anticipated disturbance?

This is will done in accordance with the permit issued by the CTDEEP.

9. Sheet SY-C-141: What is the wall detail along the northeast side of the drive and will its construction displace parking?

A detail has been added to the plans. There may be 1 -2 parking spaces temporarily displaced during the wall construction.

10. Datum: Add Tunnel FFE to table

A note with the Tunnel FFE has been added to the plan.

11. Sheets SY-C-152 154: What are thick shaded lines representing? If utility corridor, what is the construction detail? How does this meet the flood regulations of Section 5.

The thick shaded lines are underground utilities. Details are on sheet SY-C-522.

12. General Note: It would be beneficial to code all construction details with detail and sheet numbers, with said codes referenced on appropriate site plans.

Comment noted and this may be implemented during construction documents.

13. Provide one overall plan, similar to Wetlands or Security Fence plans, clearly denoting improvements within the regulated floodplains.

Work within the floodplain is shown on the site plans.

14. Provide a more robust and streetscape/residential oriented landscape design along Eastern Point Road rather than the utilitarian/soldier fashion planting of trees. Consider a mix of deciduous and evergreens, shrubs, bulb plantings, or similar ornamental design in context with the abutting residential neighborhood/zoning district. A Street level rendering from various vantage points would be beneficial.

The layout of the receiving station has been revised. See revised layout and landscaping plans for revisions.

15. Plantings should extend further south beyond the receiving station. Consider wrapping landscaping towards the west to help mitigate views from the south looking north and west.

Plantings have been revised however remaining water views are being maintained where possible.

16. Provide a comparison of the SYAB height to that of existing buildings.

The viewshed from Eastern Point Road depicts the SYAB in comparison to other buildings within the Shipyard.