

Goderre, Dennis

From: Grzywinski, Micheal <Micheal.Grzywinski@ct.gov>
Sent: Thursday, March 21, 2019 2:34 PM
To: Goderre, Dennis
Cc: Thompson, Brian; Golembiewski, Brian
Subject: Electric Boat, 75 Eastern Point Road, Groton
Attachments: EB SYAB bldg.Groton City.docx

Importance: High

Good afternoon Mr. Goderre. Thank you for your email which was received in response to a March 11, 2019 letter from this Division providing comments on the South Yard Assembly Build Coastal Site Plan Review. In our letter, we noted that the proposed submarine assembly building will be a significant visual feature and suggested that the applicant (Electric Boat) design the proposed building with architectural elements reflecting Groton's nautical history. Your email states that the Groton Planning and Zoning Commission requested that Electric Boat explore further design options to reduce the visual impacts associated with the proposed building and requests further elaboration from DEEP regarding Connecticut Coastal Management Act considerations. We have found that the proposed activity is consistent with the policies of the Connecticut Coastal Management Act and will not result in significant adverse impacts to coastal resources. The proposed building is an appropriate water-dependent use [Sections 22a-92(a)(3)], located in an existing developed shorefront area of similar character [Section 22a-92(b)(2)G) and 22a-92(c)(1)(L)] and in that context does not degrade the visual quality of natural vistas and viewpoints [Section 22a-93(15)(F)].

As always, please do not hesitate to contact me should you have further questions regarding this matter. Regards, Micheal Grzywinski

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From: Goderre, Dennis [mailto:goderred@cityofgroton-ct.gov]
Sent: Tuesday, March 19, 2019 1:14 PM
To: Grzywinski, Micheal <Micheal.Grzywinski@ct.gov>; Szymanski, Carol <Carol.Szymanski@ct.gov>
Cc: Golembiewski, Brian <Brian.Golembiewski@ct.gov>
Subject: SYAB: Visual Impacts

Dear Mr. Grzywinski,

Thank you for following up on your office's letter dated March 11, 2019. Your input regarding the 'visual impact' component of the proposed SYAB was helpful as the City has similar concerns with the building's aesthetic features. The City of Groton, via Special Permit, has provisions within its Zoning Regulations that allows the Planning and Zoning Commission to evaluate an application's building and site design elements. And because the applicant requires a Special Permit for the new building to be above 75', these architectural design considerations will be applied. Therefore, last week we requested the applicant explore further design alternatives to reduce the visual impacts resulting from the building's size. The building will be prominent from many vantage points. This not only includes Eastern Point Road and the Thames River, but the Groton Bank National Historic District and Fort Griswold each just north of the South Yard Campus and prominent hill top locations overlooking the Thames River Heritage Park.

You noted DEEP will include comments regarding building design within your office's review of an application submitted by Electric Boat to DEEP and US ACOE for the same project. I am hopeful you can share these draft comments. Furthermore, please provide recommendations/guidance that may assist the Planning and Zoning Commission as it pertains to their review of 'visual impacts' under the Coastal Area Management Act. We wish to complement both jurisdictional reviews to the extent practicable and in light of the City's design guidelines.

The City understands and respects that this is a heavily developed industrial waterfront with several functionally dependent facilities, which includes Electric Boat. However, context sensitive design and planning has evolved substantially over the last decades, and we strive to be respectful of how this facility will impact the City for generations to come. The currently developed, utilitarian industrial buildings along the Thames River waterfront, is not indicative of how future patterns should continue to evolve.

Please contact me should you have any questions. EB's application drawings can be downloaded from the below link with architectural building elevations located in the last few pages, sheet numbers SY-A-201P to 202P.

http://cityofgroton.com/download/Boards-and-Commissions/planning_and_zoning_commission/application_materials/2019/2-february/electric_boat_assembly_building_site_plan_special_permit/application_material_021519/GDEB-SYAB-Permit-Plans-02-13-2019_esigned.pdf

Sincerely,

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