



City of Groton, CT
Department of Planning & Economic Development

Staff Review Comments

Planning & Zoning Applications

Site Plan #469

Special Permit #461

CSP #314

Date: March 28, 2019 COMMENT #5
Address: 75 Eastern Point Road, Electric Boat
Project: South Yard Assembly Building
From: Dennis Goderre, ASLA, AICP CUD
City Planner; goderred@cityofgroton-ct.gov; 860-446-4169

Overview

The following comments are based upon staff's meeting with the application on March 27, 2019 in Council Chambers. During this meeting we reviewed the applicant's responses to various staff comments, thus generating additional questions as noted below:

General

1. The dry-dock is proposed to be located landward of the CJL and the MHW line. While both of these lines will change as a result of future excavation and the new bulkhead (which are subject to this permit), the application is filed is under the purview today's CJL and MHW locations. Therefore, the City of Groton has jurisdiction in the review of the dry-dock as the north east corner will be located landward of the CJL/MHW. Provide more information regarding this structure, including height and operation.
2. Provide parking management details as it pertains to parking allocation of employees. If certain employees can only park in certain locations and are thus restricted from other parking areas, what is the parking ratio of each designation? The City's parking regulations ratio of 1 space per 3 employees is not based upon allowing a specific management structure as described during the meeting and therefore, the parking demand ratio of 1:3 may not be sufficient in some instances.
3. More information is needed for construction scheduling and sequencing including but not limited to the following:
 - a. Location of field offices, contractor parking upon the site, etc.
 - b. Snow removal
 - c. Trips and size of equipment anticipated that will utilize streets and highways
 - d. Barge staging

- e. Will vehicles be staging and idling near and upon Eastern Point Road while awaiting entry into the facility.
 - f. Time of day of equipment/material delivery (i.e. concrete delivery window; will this be coincident with the 20 hour 7 day a week shifts? Or limited to daytime hours?).
4. Provide a detailed construction management plan. Said plan should clearly identify the components of the plan which are unknowns and require further review, investigation or may be contingent upon approval from other agencies (i.e. US Coast Guard).
5. For above said plan, a contingency plan should be outlined for those elements that require further review or approval by a specific agency other than the City and if the anticipated/preferred plan of action cannot be implemented.

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