



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 15, 2019 COMMENT #4
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

General

1. The property is over 1,000' from the City of Groton and City of New London municipal boundary. The Mean High Water line depicted upon SY-C-011 thru 012 was presumed to be representative of the western boundary line. Applicant is requested to confirm this western (waterward) property boundary is correct.¹
2. The applicant made staff aware the western deck may be reduced in size as a result of value engineering. The design of the deck must be determined as part of the review of this application.
3. What other improvements associated with this application may be value engineered? Other revisions may have a direct impact upon the site plan and special permit review. If other revisions are necessary to meet budgetary objectives, what are they?
4. Sheet SY-C-010: Note 4 references the incorrect zoning district.
5. Applicant shall provide calculations to assist with fire suppression requirements of the building.

Floodplain Permit

1. Provided within prior comments

¹ Source: Town of Groton GIS data

Coastal Area Management

1. Provide a copy of the CT DEEP application referenced in the CAM application.
2. References are made to various attachments (i.e. M1M3 and M5). Please provide.
3. Provide a brief description and location of the 4 priority and 22 additional habitat restoration projects.
4. Provide a map highlighting all coastal/aquatic resources referenced in the CAM application.
5. CGS 22a-92a:
 - a. Goal 8: Explain how the project is compliant with the State Plan of Conservation and Development.
 - b. Goal 9: Elaborate on the coordination that has/is taking place between agencies and the economic development benefits.

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