

March 11, 2019

Paul Kunkemoeller, Chairman  
Planning and Zoning Commission  
City of Groton  
c/o Dennis Goderre, City Planner  
295 Meridian Street  
Groton, CT 06340

RE: South Yard Assembly Building at 75 Eastern Point Road; Electric Boat, applicant

Dear Chairman Paul Kunkemoeller and Commissioners:

Thank you for referring this coastal site plan review received February 19, 2019 to us for review and comment.

***Project Description***

Electric Boat is proposing to construct an over the water structure at its facility/campus at 75 Eastern Point Road. The overall site is 74.89 acres and is zoned Industrial/Technology. The purpose of the building is to construct submarines, a water-dependent use which cannot be located on the upland. The building is proposed to be 624' long and 317' wide (197,808 square feet) and 160' high. A variance for the height has been previously granted for this proposal.

The applicant is in the process of applying for required state DEEP permits.

Coastal resources are significant on the site and include rocky shorefront, freshwater wetlands, coastal hazard area, developed shorefront, shorelands, shellfish concentration area, wildlife resources and habitat and submerged aquatic vegetation.

***Visual Impacts***

Given the size of the proposed building, visual impacts of the structure will be significant. The Commission may wish to require the applicant to design the building to reflect Groton's nautical history with architectural details.

***Conclusion***

We hope that these comments are helpful to the Commission. Pursuant to CGS Section 22a-110, we request that these comments be read into the record at a Public Hearing for this application. If we can be of further assistance to you in this or any other coastal management or Long Island Sound-related matter, please feel free to contact me at 860-424-3138.

Sincerely,



Carol Szymanski, Environmental Analyst II  
Land & Water Resources Division  
Bureau of Water Protection and Land Reuse