



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 14, 2019 COMMENT #3
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

1. Are flashing, colored lights required on the building?
2. What visible outdoor storage is planned?
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.
 - b. 7.8.C.4: Provide information as to the level of radiation allowed to be discharged under the federal laws EB follows.
4. When will the noise study be complete?
5. Is vibration expected during construction? If so to what extent/distance? Will residents be notified?
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.
7. Is there a need to withdraw water from the Thames River for any permanent or temporary use?

8. Sheet SY-C-131: What is the method to restore the 'Coastal Revetment Underneath Proposed Building'? What is the extent of anticipated disturbance?
9. Sheet SY-C-141: What is the wall detail along the northeast side of the drive and will its construction displace parking?
10. Datum: Add Tunnel FFE to table
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.
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.
13. Provide one overall plan, similar to Wetlands or Security Fence plans, clearly denoting improvements within the regulated floodplains.
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.
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.
16. Provide a comparison of the SYAB height to that of existing buildings.

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