



City of Groton

295 Meridian Street Groton, CT 06340

Department of Planning & Economic Development

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July 17, 2019

Kristen Solloway, PE
Fuss and O'Neill
146 Hartford Road
Manchester, CT 06040

Re: Notice of Decision; Coastal Site Plan #317; Site Plan #472

Dear Mr. Neilson,

The following action was taken at the Planning and Zoning Commission's July 16, 2019 meeting:

- A. Motion to approve Coastal Site Plan #317 with plans dated July 3, 2019, revised to July 16, 2019 and find that such is consistent with all applicable coastal policies of CGS Section 22a-92. The Commission has determined the application includes reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations, applicable Connecticut General Statutes, and creates no unacceptable adverse impacts.

- B. Motion to approve Site Plan Application #472 Electric Boat Corporation, applicant; plans dated July 3, 2019, revised to July 16, 2019 with the following modifications:
 - 1. Any remaining staff comments be incorporated into the modified plans.
 - 2. An Erosion Control Bound be posted for the full amount of erosion control measures at Lot B.
 - 3. All plant material must be guaranteed for two years from planting.
 - 4. A landscape maintenance bond at Lot B in the amount of 10% of the actual landscape construction cost (lawn, trees, shrubs, grasses, perennials, mulch, etc.) shall be provided for two years from planting.
 - 5. The fence along Chicago Avenue shall be a decorative opaque 6' high fence.
 - 6. Revised drainage calculations be provided for the modified subsurface detention area.

---END APPROVAL---

Refer to Zoning Regulations Sections 9.3.G *Following Approval* for additional Site Plan filing requirements and 9.4.G *Following Approval* for additional Special Permit requirements, including the filing of the *Certificate of Grant of Special Permit* (provided under separate cover) on the land records of the Town of Groton upon which date this Special Permit will become effective.

This Notice of Decision shall be affixed upon a plan(s) and provided within one (1) drawing set of fixed line Mylar's and three (3) drawing sets of paper copies, all drawings containing the necessary approval signature block, and filed with the Planning Department. Two (2) drawing sets of the paper copies will be returned to you for your records following signature.

This approval is valid for nine (9) years from the date of commission action, before which all work must be complete and a certificate of compliance received from this office.

Sincerely,



Paul Kunkemoeller

Chair

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