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September 25, 2023

Inland Wetlands Commission
27 Main Street
Salisbury, Connecticut
06068

RE: 79 Old CNE Road – Response Letter to Plan Review dated September 11, 2023

Dear Commission Members,

Please find attached a revised set of plans addressing the comments made in Tom Grimaldi's letter to the Commission dated September 11, 2023. All responses use the same format as Tom's original letter.

Engineering Comments:

1. Please provide an Existing Conditions Plan.

Mat Kiefer's survey is included in the revised set. It has been the basis of all our work to date.

2. Please provide an Erosion & Sedimentation Control Measures Bond estimate, to include a line item for maintenance, for review by the Consulting Town Engineer.

The Erosion and Sediment Control Measures bond estimate is included.

3. SSDS 1, Sheet 2, No comment.

The SSD plan has been revised to make changes as outlined in the revised set. A copy has been submitted to TAHD for review.

4. SSDS 2, Sheet 3, No comment.

See 3 above.

Demo Plan, Sheet 4:

a. Recommend that the 18" diameter sediment log be installed in one continuous row or all sections shall be overlapped by 3 feet.

I will be field marking the location of the sediment log and will make it continuous where possible and overlap by a minimum of three feet where it is not possible.

b. Label sediment logs, filter socks, and the construction entrance.
Areas have been labeled.

c. Add a note that the existing asphalt driveway shall be removed upon installation of the proposed driveway.
Added note.

d. Add a note that the area in which the asphalt is removed shall be loamed, seeded, and mulched immediately upon completion of the asphalt removal.
Added note.

e. Will the existing dwelling be razed? Add a note to explain what will stay and/or be removed.
Yes. A note indicating the house and deck are being removed is added.

f. Label the area within the dashed green line type? What is this area? Please explain.
The green dashed line is the building setback line for the LA Zone. Callouts are added.

g. Provide a note indicating the perimeter of the netting area. What is the significance of the netting area?
The netting area perimeter is not shown. Since most areas are over 5% slope, it is easier to net all disturbed areas and is noted on the plan.

h. Add a note indicating that the orange safety fencing, which protects the septic area, shall be installed prior to any construction.
A Note has been added.

6. Site Plan, Sheet 5:

a. Label all retaining/garden walls. Provide top of wall and toe of wall elevations. Please note: any retaining walls over three feet in height shall require a design by a licensed professional. Detailed plans shall be provided to the Building Official.
A table has been inserted that indicates the top and bottom elevation of the walls. Any wall retaining over 3' will require a building permit.

b. Recommend that the footing drain discharge to grade as it is clean water. Also, if the drainage system backs up it could adversely affect the footing drain discharge and cause water to back up within the basement.
Footing drain discharge is routed to small plunge pool outlets.

7. E & S 1, Sheet 6:

a. Indicate the recommended locations of the loam and/or native fill stockpile areas. Include perimeter controls at all stockpile locations.
Stockpile areas are noted.

b. As there are multiple long trench excavations that run perpendicular to the slope toward the lake, add note to plan indicating that all trenches shall be backfilled daily and the areas stabilized with loam, seed, and mulch within a 24-hour period.

A note indicating daily backfill of trench is required has been added. There will be occasions when an inspection by the building official cannot be scheduled to allow daily backfill and a note is added precautions must be made to prevent concentration of runoff.

c. Provide the limits, with a hatch, of all areas in excess of 5% grade that will require the installation of erosion control blankets

A note requiring erosion control blankets (jute) at all disturbed areas has been added (see comment 5g) since a 5% minimum would require most of the site to have blankets.

d. Label all filter socks or indicate as typical.

The word "typical" has been added.

8. E & S 2, Sheet 7:

a. Provide a 24-hour emergency contact telephone number and name of the Responsible Person for all Erosion & Sedimentation Control Measures.

The name and 24-hour phone number of the responsible person for all erosion and sediment control measures shall be given to the Town prior to any permits issued.

9. SWP, Stormwater Management Plan, Sheet 8:

a. Recommend that the footing drain discharge to grade as it is clean water. Also, if the drainage system backs up it could adversely affect the footing drain discharge and cause water to back up within the basement.

The footing drain discharges to daylight now.

b. Provide deep test pit information within the proposed storm drainage system to include the seasonal high groundwater depth, mottles (Redox), compact glacial till, and/or ledge rock. The storm drainage system shall be a minimum of 24 inches above groundwater, mottles (Redox), and/or compact glacial till. Soil test data shall be added to plans.

The soils on the entire site are very consistent with to the test holes found on the erosion and sediment control plan. The area where the Contactor units were proposed was also tested and essentially the same as the other three sites tested. The units are not proposed at the time. Stormwater volume will be handled by rain gardens with a bio-filter as shown on the revised plan.

c. Provide the proposed bottom and top elevations of the proposed stormwater treatment system. A table is provided with the elevations of the individual rain garden/bio-filter.

d. Recommend 12-inch minimum cover over the proposed stormwater treatment system. In the event the design changes back to using the units, the detail will reflect 12".

e. Recommend that all discharge pipes shall be PVC SDR 35 ASTM D3034 to include the footing drain and the high-level overflow for the stormwater treatment system. All pipe will be a minimum of SDR35.

f. Recommend that the proposed yard drain within the driveway shall be connected to the stormwater treatment system as the run-off from the driveway will require some form of treatment. If the Design Engineer so chooses, he may propose a separate treatment system in the area of the currently proposed outlet. If the Design Engineer chooses this option, soil testing will be required within this area as well. Soil test data shall be added to plans. The driveway runoff on that basin and above use a rain garden/bio-filter treatment.

g. Provide a grade at the lower limit of the proposed driveway that indicates surface run-off shall flow back to the yard drain.
See sheet 13, driveway plan.

h. Provide flowline grades and slopes for all gravity distribution piping proposed on-site. See the 20-scale profile along the rain garden drainage on new sheet 14, Details & Pipe Profiles.

10. Landscape Plan, Sheet 9:

a. Provide a cross section detail for the Fieldstone Terrace to include the base material type and depth.

See Detail on new sheet 14, Details & Pipe Profiles

b. Provide a cross section detail for the Bluestone Walkway to include the base material type and depth.

See Detail on new sheet 14, Details & Pipe Profiles

c. Provide a typical cross section detail for the stone retaining walls.

See Tables and detail on new sheet 14, Details & Pipe Profiles

11. Tree Work Plan, Sheet 10, No comment.

The driveway has been moved so the two 50" oak can remain.

12. Phase Plan, Sheet 11, No comment.

The plan has been modified to reflect the changes noted above.

13. Driveway Plan & Profile, Sheet 12, No Comment.

The plan has been modified to reflect the changes noted above.

I am available to answer any questions you may have.

Sincerely,

Pat Hackett