

May 20, 2025

Salisbury Inland Wetlands & Watercourses Commission  
Salisbury Town Hall  
P. O. Box 548  
Salisbury, CT 06068  
Email: [aconroy@salisburyct.us](mailto:aconroy@salisburyct.us)

**Re: Application 2025-IW-051, 152 South Shore Road, Salisbury, CT  
File 4010218.22157.1**

Dear Commissioners:

We are in receipt of peer review comments from Thomas Grimaldi of R.R. Hildebrand Engineers & Surveyors, LLC dated May 13, 2025 pertaining to the plans for the new house addition at 152 South Shore Road. The comments are repeated below with our responses in bold. In addition, we take no exception to the recommended conditions of approval.

**Engineering Comments**

1. The existing processed gravel parking area on south side of South Shore Road is not included in pre or post development impervious calculations. Please add to calculations and revise total impervious % in zoning table accordingly. If parking area is to be removed, site plan shall be modified to indicate as such.

**While it has not been typical practice to include gravel areas as impervious due to the Town's impervious surface definition, we have included them in this application and updated the Zoning Table. The plan revisions include a portion of the gravel area on the south side of the road being converted to a permeable stone surface.**

2. Proposed gravel adjacent to driveway and house is not included in post development impervious calculations, nor does it appear to be included in the drainage computations. Please add to calculations and revise total impervious % in zoning table accordingly.

**See response to Comment #1 above.**

3. Proposed house, garage and stoop (not including rear deck over permeable patio) is approximately 1,968 S.F. Proposed Impervious Surface Calculations indicate the area as 1,672.3 S.F. Please clarify discrepancy and revised calculations as necessary. Include wall at south corner of house.

**We have revised the impervious cover calculation sheets showing the various areas of impervious cover.**



4. Indicate size of patio underdrain pipe. Pipe shall be raised above the 3/4" crushed stone layer so that reservoir storage can be utilized. Please provide the drain time of this reservoir?

**The pipe size is 4-inch and has been added to the detail on Sheet C-5. We also increased the base reservoir thickness to 8.25 inches. We calculate the drain time at 2.4 hours. See the revised calculations. We left the outlet pipe in the base layer in accordance with the Stormwater Quality Manual guidance for unlined systems. The additional thickness allows for the full infiltration volume to be stored below the outlet pipe.**

5. Time path for Proposed Drainage Area 1 travels through the rain gardens and is not an accurate depiction of the actual time path. Please revise accordingly.

**We revised the Tc path and revised all Tc periods to 5 minutes due to the small area size.**

6. Northern roof leader outlet shall be relocated to the vicinity of DH-1, maintaining required separation to septic system, so as to keep point discharge on subject property and not directed towards abutter.

**We relocated the roof drain outlet as requested.**

7. Footing drain and patio underdrain outlet shall be relocated so as to keep point discharge on subject property and not directed towards abutter.

**The footing drain has been relocated.**

8. Provide local 24 emergency contact for maintenance of erosion and sedimentation control measures.

**The owners live out of state. The contractor's contact information has been added to the narrative on Sheet C-5.**

9. Provide detailed, site-specific, construction sequencing for this project.

**We have updated the Construction Sequence on Sheet C-5.**

10. Demolition plan shall either be modified to keep existing bituminous driveway until new driveway is to be constructed, or the construction entrance shall be moved to the edge of South Shore Drive.

**We updated the Demolition Plan to indicate the existing driveway will remain until the new driveway is constructed.**

11. Site plan scale in title block is incorrect. Please revise.

**The title block has been corrected.**

12. Recommend relocating concrete wash out area away from proposed rain garden.



**We relocated the concrete washout area. See Sheet C-3.**

13. If existing parking area adjacent to South Shore Road is to be utilized for staging, inlet protection shall be provided in existing catch basin.

**It is likely that this area will be used for staging. We added a silt sack to the catch basin.**

14. Provide TF, FL, and pipe directions for existing catch basin.

**The data is shown on the revised drawings.**

15. Recommend the installation of erosion control blankets on all slopes greater than five (5) percent grade.

**The Site Plan (Sheet C-3) has a note that indicates all disturbed areas will have an erosion control blanket.**

We also made three other revisions that were not in response to Mr. Grimaldi's comments.

- We modified the septic system to use the Eljen Yard Filter System in lieu of the Eljen Mantis System as the Mantis has been discontinued. We reviewed this with Torrington Area Health District and they have no objection.
- We increased the size of the perennial garden area near the shoreline.
- The limit of deep excavation for the septic system is shown on Sheet C-3.

In support of our responses, we have attached the following documents:

- (4) set of plans "New Residence, Kenneth & Elizabeth Burdick, 152 South Shore Road, Salisbury, Connecticut", dated February 10, 2025, revised to May 19, 2025, consisting of seven sheets
- (4) Updated Drainage Calculations dated March 12, 2025, revised to May 19, 2025
- Bond Estimate for Erosion Control Items dated May 19, 2025

Please let me know if you have any questions. We plan to attend the Commission meeting on May 27, 2025 to present the revised plans to the Commission.

Sincerely,  
Haley Ward, Inc.

Todd Parsons, PE  
Senior Project Manager

Cc: Thomas D. Grimaldi