## R.R. Hiltbrand Engineers & Surveyors, L.L.C.

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June 9, 2025

Ms. Vivian Garfein, Chair Inland Wetlands & Watercourses Commission 27 Main Street P.O. Box 0548 Salisbury, CT 06068

Re: Galuzzo (#2025-IW-054) 226 Millerton Road Salisbury, CT

Dear Chairman & Commissioners:

We have reviewed the following information provided to our firm:

- 1. Engineering drawings as submitted by Allied Engineering Associates, Inc. Scale: As noted on plans, dated 4/17/2025, to include the following sheets:
  - a. Overall Site Plan, Sheet C-1
  - b. Proposed Sanitary Sewage Disposal System Design Plan, Sheet C-2
- 2. Survey Map as prepared for Susan Hoag Galluzzo, Millerton Road, Town of Salisbury, County of Litchfield, Scale 1" = 40', dated August16, 2005 as prepared by Arthur H. Howland, LS
- 3. Application Documents to include Wetlands Report as completed by Jay Fain & Associates, LLC, dated September 5, 2024.

- 1. Provide an updated Existing Conditions survey map to indicate T-2 topographic and locations of all existing conditions, or provide a new Existing Conditions survey map. These shall include additional topography, existing edge of woods, existing wooden deck, existing solar panels, etc. Please note: the current map is dated 2005, which is 20 years old and missing information, such as buildable area and those items as mentioned above.
- 2. What are the conditions of the existing culverts? Provide the inlet/outlet flowlines for both culverts and evidence that the culverts are in stable condition and do not need replacement. If culverts are to remain, provide protection of the culverts during the construction process, such as plating for construction equipment to pass and repass.
- 3. Due to the close proximity to the lake and slope steepness, provide the following plans:
  - a. Detailed Erosion & Sedimentation Control Measures Plan per the current E & S Guidelines.
  - b. Stormwater Management Plan to treat the WQV prior to discharge toward the lake.
- 4. What is the makeup and condition of the existing golf cart path? Will the golf cart path need to be upgraded to accept construction traffic prior to the construction process. Please note: during wet conditions the path could be a source of sediment migration toward the lake. Please provide current photographs of the golf cart path.
- 5. Recommend that the design engineer design a construction access driveway, even if temporary, to accommodate heavy construction equipment, access for a well rig to drill the proposed well, and to provide a construction staging/parking area in the vicinity of the proposed structure and domestic well.
- 6. Provide a dumpster location for construction debris.
- 7. Provide clearing limits and indicate trees to remain along with tree protection. Please note: recommend a wooded buffer along the lake frontage in the areas that are currently wooded. Additional landscape planting may ber required to enhance protection of the lake.

## **Conditions of Approval:**

- 1. Revised plans/computations shall be submitted for review/approval.
- 2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.

## 3. <u>The Design Engineer shall submit an Erosion & Sedimentation Control Measures Bond Estimate</u> for review by the Consulting Town Engineer.

4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.

- 5. During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
- 6. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General and/or the Site Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
- 7. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
- 8. <u>An As-Built Site Improvement and Grading Plan</u>, which shall include topography/locations of all altered areas within the limit of disturbance, shall be submitted to the Land Use Director after all the site work is completed, and prior to requesting a Certificate of Occupancy. Said map shall prepared by a State of Connecticut Registered Land Surveyor.
- 9. A final site inspection shall be completed by the Land Use Director and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.

## 10. <u>All the Notes/Conditions from the Torrington Area Health District (TAHD) shall be made part of these conditions. Revised plans shall be submitted to TAHD for review.</u>

Sincerely,

Thomas D. Grimaldi Principal Engineer

Robert R. Hiltbrand Principal