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July 31, 2025

Dr. Michael Klemens, Chairman  
Planning & Zoning Commission  
Town of Salisbury  
27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

Re: PZC Application #2025-0287  
Wake Robin Inn Redevelopment  
104 & 106 Sharon Road  
Salisbury, CT

Dear Mr. Chairman and Commissioners:

We have reviewed revised the documents as listed below. All of our comments have been addressed and we take no exception with the revised drainage analysis and report. We offer updated Engineering Conditions of Approval below.

1. Engineering drawings entitled, "Wake Robin Inn Redevelopment, 104 & 106 Sharon Road & 53 Wells Hill Road, Salisbury, Connecticut" as submitted by SLR, Scale: As noted on plans, Dated April 29, 2025, **revised to July 28, 2025**, to include the following sheets:
  - a. Title Sheet, Sheet 01
  - b. Existing Conditions, Sheet 02
  - c. Site Plan-Removals, Sheet 03
  - d. Site Plan-Layout, Sheet 04
  - e. Site Plan-Landscaping, Sheet 05
  - f. Site Plan-Grading, Sheet 06
  - g. Site Plan-Utilities, Sheet 07
  - h. Phasing Plan, Sheet 08

- i. Phasing Plan Notes, Sheet 09
  - j. Sediment & Erosion Control Plan, Sheet 10
  - k. Sediment & Erosion Control Notes & Details, Sheet 11
  - l. Site Details, Sheet 12-20
  - m. Structural Details, Sheet 21
  - n. Vehicular Turning Movements Plan-SU-30, Sheet 22
  - o. Vehicular Turning Movements Plan-SU-40, Sheet 23-24
  - p. Site Lighting Photometric Calculation, Sheet 1 of 1
2. Application Package (644 Pages), Wake Robin Inn Redevelopment, 104 & 106 Sharon Road, Lakeville, CT 06039 and 53 Wells Hill Road, Lakeville, CT 06039, Dated April 30, 2025, **revised to July 28, 2025**. Prepared by SLR International Corporation, 99 Realty Drive, Cheshire, CT 06410.
  3. Response letter to Town Engineer's Comments dated July 28, 2025.

**Engineering Conditions of Approval:**

1. 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.
2. **We have reviewed the Erosion and Sedimentation Control Measures Bond estimate and have set the bond at \$122,214.84. Said bond shall be a cash bond payable to the "Town of Salisbury". No permits shall be issued until the bond has been posted.**
3. 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.
4. We recommend that a Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, inspect all phases of the Site work and provide a report after every rainfall event of 0.5 inches or greater and/or at a minimum of one time per month if no rain events take place, to include a narrative and photographs, to the Land Use Director. The required repairs and/or maintenance of all erosion & sedimentation control measures shall be completed by the General and/or Site Contractor immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment).
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 Planning & Zoning Commission.

8. **Town of Salisbury WPCA review/approval is required. This review/approval should be completed prior to the issuance of any zoning and/or building permits to construct.**
9. **Aquarion Water Company review/approval is required. This review/approval should be completed prior to the issuance of any zoning and/or building permits to construct.**
10. **Approval shall be required from the State of Connecticut Department of Transportation for all work to be completed within the State of Connecticut Right of Way.**
11. **The Applicant shall apply to the State of CT DEEP to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewater from Construction Activities.**
12. The Fire Marshal shall review/approve the plans with regard to public safety access for Fire Apparatus.
13. **Prior to the issuance of the zoning permit, the following shall be met:**
  - a. Proposed retaining walls shall require an Engineer's design. Provisions for public safety shall be provided for pedestrian travel ways as well as vehicular parking areas in close proximity to the proposed retaining walls.
  - b. The retaining wall Design Engineer shall provide a letter (signed/sealed by a CT Licensed P.E.), which indicates that the proposed underground drainage system located behind the retaining wall has been taken into consideration as part of the wall design and will have no adverse effect on its' long-term functionality.
  - c. Provide detailed structural analysis/design computations for the proposed bridge design. **Note: In addition to the engineering review/approval, Special inspections shall be required as part of the proposed construction documents, especially since the bridge will be serving the public.**
14. **An As-Built Site Improvement and Grading Plan, which shall include topography/locations of all altered areas within the limit of disturbance, and Stormwater Management Basin (SWMB) volumes (Proposed vs. As-built), shall be submitted to the Consulting Town Engineer and the Land Use Director for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond and/or requesting a Certificate of Occupancy. Said map shall prepared by a State of Connecticut Registered Land Surveyor.**
15. 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. **Please note:** This inspection shall only take place after receipt of the **As-Built Site Improvement and Grading Plan**, as required in item #14 above.
16. **Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Salisbury for review/approval.**

Sincerely,

Robert R. Hiltbrand  
Principal

Thomas D. Grimaldi  
Principal Engineer