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October 8, 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 the revised documents listed below. All of our comments have been addressed, and we take no exception with the revised drainage analysis and report. We offer a brief narrative below and our updated Engineering Conditions of Approval as of October 8, 2025.

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.
 4. Letter from REMA dated August 22, 2025.
 5. SLR response letter to REMA dated August 26, 2025.
 6. SLR response letter dated September 3, 2025 to George Logan's Public Hearing comments (August 26, 2025).
 7. REMA response letter to SLR's letters dated September 4, 2025.
 8. SLR Responses to uploaded documents (September 9, 2025) responses to Miller, REMA, and Allyn dated September 9, 2025.
 9. Town of Salisbury Connecticut WPCA Decision Letter dated June 26, 2025 (Application for capacity approved).

Engineering Conditions of Approval:

1. Final approved plans shall have live signature and seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction. All conditions of approvals shall be added to the final plan set and shall be made part of the construction documents.
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. The Applicant shall hire a Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, to inspect all phases of the site work and complete turbidity testing 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. These reports shall include a narrative along with photographs and shall be submitted to the Land Use Director and the Consulting Town Engineer for review. The required repairs and/or maintenance of all erosion & sedimentation control measures shall be completed by the Owner/Developer, the General Contractor, and/or the 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(s) 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 Contractors 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. **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.**
9. **The State of Connecticut Department of Transportation review/approval is required for all work to be completed within the State of Connecticut Right of Way. The Applicant shall provide the approval with conditions to the Town.**
10. **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. The Applicant shall provide the approval with conditions to the Town.**
11. The Fire Marshal shall review/approve the plans with regard to public safety access for Fire Apparatus.
12. **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 by a 3rd-party structural engineer shall be required as part of the construction process, especially since the bridge will be serving the public.**
13. **An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," 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.**
14. 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 #13 above.

15. **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.**

We have reviewed the more recently submitted items #4-#9 above. We concur with the responses from Mr. Todd Ritchie of SLR. We take no exception with the drainage analysis and the responses to Mr. Logan of REMA. With that said the reviewing party should have similar credentials to review the drainage as engineered by a Professional Engineer in the State of Connecticut, or at least work directly under the supervision of a State of Connecticut Licensed Professional Engineer.

Per our original conditions of approval, the Applicant has received an approval of the Capacity Analysis from the Town of Salisbury Water Pollution Control Authority in a letter from Mr. Donald Mayland, Chairman, dated June 26, 2025., in which the letter states in the last paragraph, “The application for capacity determination was approved.”

In addition, as stated in condition #10 above, “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.” The process to gain approval from the State of Connecticut Department of Energy and Environmental Protection includes an additional rigorous review and approval process. Third-party Erosion & Sedimentation Control Specialist or a State of Connecticut Licensed Professional Engineer shall complete the required inspections. Additional testing, such as turbidity testing of the surface water run-off, shall be required to ensure that the run-off meets or exceeds a certain threshold to avoid downstream contamination from sediments. As part of condition #4 above, we have reinforced this requirement to ensure that this work is completed.

Lastly, we would like to respond to the merits of plantings within the bottom of the stormwater management basins. We understand that there has been some discussion regarding said plantings. We are not plant specialists; however, we will address this concern from an engineering perspective as it pertains to the basins themselves. The conditions within the stormwater management basins will be comprised of times where there will be water within the basins and times that the basins will be completely dry. With that said, the survivability of the plant species will have to accommodate drought, such as the current drought conditions and flooding within the basins during peak storm events. In other words, the planting may be under water at times and then have to survive long periods without water. The commission may consider plantings within the margins of the basin(s), which may have a higher possibility of survival.

Sincerely,

Robert R. Hiltbrand
Principal

Thomas D. Grimaldi
Principal Engineer