

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

Consulting Civil Engineers
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April 27, 2026

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

Re: Site Plan #11 Route 7
(Appl. IWWC #26-8)
Salisbury, CT

Dear Chairperson and Commissioners:

We have reviewed the following information provided to our firm:

1. "SITE PLAN, 11 ROUTE 7 – SALISBURY, CT, MAP 4 LOT 31-1, Sheet 1 of 1" as submitted by Bodwell Engineering and Surveying, dated November 2025, Revised 1/7/26, & 2/5/26. Scale as noted on plans. (To include version with aerial background).
2. "E&S PLAN, 11 ROUTE 7 – SALISBURY, CT, MAP 4 LOT 31-1, Sheet 1 of 1" as submitted by Bodwell Engineering and Surveying, dated March 2026. Scale as noted on plans.
3. "New Vehicle Barn with Living Quarters, 11 Rute 7, Salisbury, CT 06796". Scale as noted. Dated February 6, 2026, 13 Sheets total, as submitted by Patrick Scott Mulberry, Architect.
4. Wetlands Delineation Report as submitted by Jain Fain & Associates, LLC, Site Inspection date 4/24/2022. (5 sheets total), to include the map showing the wetland flag locations dated Feb_19_2026.

5. Overall Landscape Plan, dated 4.21.26, scales as noted, as submitted by OLD FARM DESIGN + LANDSCAPE.
6. MAP PREPARED FOR DELBERT AURAY, #510 ROUTE 7, SHARON, CONNECTICUT & SALISBURY, CONNECTICUT, Scale 1"=100', Dated February 26, 2021, as submitted by Lamb Kiefer Land Surveyors.

Engineering review comments

1. Update the E&S Plan per the 2024 Connecticut Guidelines for Soil Erosion & Sediment Control. Include but not limited to the following: a detailed site-specific construction sequence narrative, ground cover/seeding treatments and mixtures, mulching requirements, temporary sediment trap(s), maintenance requirements of the proposed E & S best management practices, treatment for well tailings containment, and a 24-hr emergency contact with telephone number, etc. Please note: the narrative on sheet 13 of the Architectural Site Plan General Notes does not meet the criteria of the E & S Guidelines.
2. Provide water quality volume (WQV) computations for the proposed barn roof area per the 2024 DEEP Stormwater Quality Manual. If infiltration is proposed, the design engineer shall complete the required in-situ testing.
3. Provide grading for Grass Lined Swale.
4. Provide flood plain mitigation for volume of flood plain to be filled, to include volume computations and delineation of the proposed area with an identifiable hatch. Note: Include this work within the site-specific construction sequencing.
5. Design Engineer shall submit a E&S Control Measures bond estimate, once the plans are approved, to the Consulting Town Engineer for review. Consulting Town Engineer shall set the final bond amount.
6. Label the proposed driveway surface and all hardscape types on engineering plans.
7. Label flood plain delineation.

Sincerely,

Robert R. Hiltbrand
Principal

Thomas D. Grimaldi
Principal Engineer

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

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July 27, 2026

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

Re: Site Plan #11 Route 7
(Appl. IWWC #26-30)
Salisbury, CT

Dear Chairperson and Commissioners:

We have reviewed the following information provided to our firm in items #1-9 below. All of our review comments have been addressed and we take no exception with the drainage report. Below, please find our recommended Engineering Conditions of Approval.

1. "SITE PLAN, 11 ROUTE 7 – SALISBURY, CT, MAP 4 LOT 31-1, Sheet 1 of 1" as submitted by Bodwell Engineering and Surveying, dated November 2025, **Revised 1/7/26, & 2/5/26**. Scale as noted on plans. (To include version with aerial background).
2. "E&S PLAN, 11 ROUTE 7 – SALISBURY, CT, MAP 4 LOT 31-1, Sheet 1 of 1" as submitted by Bodwell Engineering and Surveying, dated March 2026, **Revised June 3, 2026**. Scale as noted on plans.
3. "New Vehicle Barn with Living Quarters, 11 Rute 7, Salisbury, CT 06796". Scale as noted. Dated February 6, 2026, 13 Sheets total, as submitted by Patrick Scott Mulberry, Architect.

4. Wetlands Delineation Report as submitted by Jain Fain & Associates, LLC, Site Inspection date 4/24/2022. (5 sheets total), to include the map showing the wetland flag locations dated Feb_19_2026.
5. Overall Landscape Plan, dated 4.21.26, scales as noted, as submitted by OLD FARM DESIGN + LANDSCAPE.
6. MAP PREPARED FOR DELBERT AURAY, #510 ROUTE 7, SHARON, CONNECTICUT & SALISBURY, CONNECTICUT, Scale 1'=100', Dated February 26, 2021, as submitted by Lamb Kiefer Land Surveyors.
7. Hydrograph Report (12 Pages), dated 06/3/2026, as submitted by Bodwell Engineering and Surveying.
8. Cut/Fill Report, dated 2026-05-08, Page 1 of 1. As submitted by Bodwell Engineering and Surveying.
9. Project Narrative, dated February 3, 2026, as submitted by Patrick Scott Mulberry, Architect.

Engineering Conditions of Approval:

1. The proposed driveway shall be paved.
2. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.
3. **The Erosion and Sedimentation Control Measures Bond is set at \$5,000.00. The bond shall be a cash bond payable to the "Town of Salisbury"**
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/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
6. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).
7. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Inland Wetlands Commission.

8. **Review and approval by the Torrington Area Health District is required prior to the issuance of a Building Permit.**
9. **Prior to the issuance of the Zoning Permit, the following shall be met:**
 - a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
10. **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, to include but not limited to the drainage improvements and volumes of proposed stormwater treatment systems). Said map 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. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.**
11. 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. Please note: This inspection shall only take place after receipt of the **As-Built Site Improvement and Grading Plan,** as required in item #10 above.
12. **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,

Thomas D. Grimaldi
Consulting Town Engineer
R.R. Hiltbrand Engineers & Surveyors, LLC