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September 24, 2026

Ms. Cathy Shyer, Chair
Planning & Zoning Commission
27 Main Street
P.O. Box 0548
Salisbury, CT 06068

Re: #62 Rocky Lane
(Appl. PZC #2026-0323)
Salisbury, CT

Dear Chairperson and Commissioners:

We have reviewed the following items provided to our firm and offer the following comments. Also, we have requested more information regarding the drainage for our review.

1. Proposed plan set, as submitted by Allied Engineering Assoc. Inc., Dated 5/26/26.
Revised to 8/14/26. Sheets 1-7. Scale as noted on plans.
 - a. Proposed Overall Site Plan, Sheet C-1
 - b. Proposed Sanitary Sewage Disposal System Design Plan, Sheet C-2
 - c. Proposed Sanitary Sewage Disposal System Design Data, Sheet C-3
 - d. Existing Drainage Area Map, Sheet C-4
 - e. Proposed Drainage Area Map, Sheet C-5
 - f. Proposed Erosion and Sedimentation Control Measures Plan, Sheet ES-1
 - g. Proposed Erosion and Sedimentation Control Measures Plan, Sheet ES-2
2. Stormwater Report as submitted by Allied Engineering Assoc. Inc. (No date).
3. Hydrograph Drainage Analysis Report to include Drainage Summary Sheets dated August 27, 2026 as submitted by Allied Engineering Assoc. Inc.

4. Custom Soil Report for State of Connecticut, Western Part, 62 Rocky Lane (21 Sheets).
5. Letters and videos submitted by Karl Anoushian.
6. Letters submitted by Steven Callahan and Jacqueline Bombach.

Engineering Comments:

1. Add street name to plan.
2. Provide Temporary Sediment Traps (TST) to Erosion and Sedimentation Control measures Plan. We do not recommend that the Proposed Rain Gardens be utilized as TST as siltation may adversely affect the functioning of the rain gardens.
3. All finished grade (F.G.) slopes greater than 5% shall require stabilization with Erosion Control Blankets (ECB).
4. Recommend replacing staked haybales with 12-inch diameter sediment logs.\
5. Provide stockpile areas with required E & S measures.
6. Rain Garden proximity to existing well shall be reviewed by the TAHD.
7. Provide a name and 24-hour contact telephone number for the Responsible Party on the E & S Plans.
8. Provide at construction entrance to prevent sediment from entering onto Rocky Lane.
9. The “Grade to Drain” as shown directly above the proposed SSDS appears to be unachievable as shown. Provide more detailed grading or allow to sheet flow over the SDDS.
10. Provide detailed grading within the driveway areas adjacent to each dwelling unit.
11. Provide a Demolition Plan indicating all items to be removed and/or razed from the property. Note: these items shall be removed from any proposed plans including the Proposed Drainage Map.
12. We highly recommend regrading (cross sloping of the existing driveway) to promote conveyance of the driveway run-off to the grassed areas on either side of the existing driveway in an effort to promote treatment and reduction of total suspended solids (TSS) from entering Rocky Lane.

13. **The Design Engineer shall submit an Erosion and Sedimentation Control Measures Bond estimate, prior to the next PZC meeting, to be reviewed by the Consulting Town Engineer.**

Drainage Comments:

1. Provide drain times for all proposed rain gardens.
2. Based upon the proposed cuts within all rain gardens, the Design Engineer shall complete deep test pits to verify the seasonal high groundwater table. Per the 2024 DEEP Stormwater Quality Manual (SWQM), the bottom elevation of each rain garden shall be a minimum of 24-inches above the seasonal high groundwater table.
3. Provide time paths with calculations and coverage calculations on both drainage maps to support Time of Concentration values utilized in calculations. Note: Only 5-minute Tc shall be assumed.
4. Provide conveyance measures from the graded portion of the driveway to Rain Garden #3. It appears that a portion of the driveway will bypass.
5. Run-off from the driveway within PR-DA-4 bypasses all of the proposed rain gardens. We highly recommend proposing a rain garden fifty (50) feet below the proposed SSDS, in the area of contour elevations 242 to 238 (outside of the inland wetlands upland review area), to intercept, attenuate, and treat this run-off.

Based upon the above comments, we cannot make a final determination on the drainage until the requested items have been submitted for review.

Sincerely,

Thomas D. Grimaldi
Principal Engineer

Scott M. Petrone
Principal Engineer