

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

Consulting Civil Engineers
21 Copper Hill Road
Granby, Connecticut 06035
Email: tdgrimaldi@gmail.com

575 North Main Street
Bristol, Connecticut 06010
Email: rrhilt@aol.com

October 5, 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 revised items provided to our firm and offer the following Engineering Conditions of Approval.

1. Proposed plan set, as submitted by Allied Engineering Assoc. Inc., Dated 5/26/26.
Revised to 10/01/26. Sheets 1-7. Scale as noted on plans.
 - a. Proposed Overall Site Plan, Sheet C-1
 - b. Existing Overall Site Plan (Demolition Plan), Sheet C-1A
 - c. Proposed Sanitary Sewage Disposal System Design Plan, Sheet C-2
 - d. Proposed Sanitary Sewage Disposal System Design Data, Sheet C-3
 - e. Existing Drainage Area Map, Sheet C-4
 - f. Proposed Drainage Area Map, Sheet C-5
 - g. Proposed Erosion and Sedimentation Control Measures Plan, Sheet ES-1
 - h. 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.

Recommended Conditions of Approval:

1. Final grading (cross sloping) of the existing driveway shall be completed prior to requesting the release of the E&S bond and the issuance of the Certificate of Occupancy. (See As-Built note #12 below).
2. **Based upon the proposed cuts within all rain gardens, the Design Engineer shall complete deep test pits, prior to any construction, 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. **Run-off from the driveway within PR-DA-4 bypasses a portion 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. The rain garden can be long and narrow as required to fit within this area.**
4. 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.
5. **The Erosion and Sedimentation Control Measures Bond is set at \$34,468.80. The bond shall be a cash bond payable to the "Town of Salisbury". (See revised bond estimate).**
6. 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.
7. 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.
8. 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).

9. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
10. **Review and approval of revised plans by the Torrington Area Health District is required prior to the issuance of a Building Permit.**
11. **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.
12. **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. 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 prepared by a State of Connecticut Registered Land Surveyor.**
13. 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 #12 above.
14. **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
Principal Engineer

Scott M. Petrone
Principal Engineer