

Mike Conklin
November 21, 2023

**WILTON PUBLIC WORKS
DEPARTMENT**

(203) 563-0153



**TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897**

TO: Mike Conklin,
Environmental Affairs

FROM: Stephen Santacroce, PE - Senior Civil Engineer S.F.S.

DATE: November 21, 2023

Cc: Ryan Sutherland, AMS Acquisitions
Craig J. Flaherty, P.E., Redniss & Mead
Michael Wrinn – Director of Planning & Zoning
Frank Smeriglio, PE, Director of Public Works/Town Engineer

RE: **131 Danbury Road, Wilton CT – 131 Danbury Wilton Dev AMS, LLC
WET #2904**

Based on the review of the above mentioned application at this time, the items listed below shall be addressed. Please note, the review was based on drawings dated October 23, 2023 and supporting materials as listed in the October 23, 2023 letter from Redniss and Mead, as received by Department of Public Works on October 26, 2023. The following are our initial comments:

The following items shall be addressed as part of the Wetlands Application Review:

- 1) Note that since the property abuts Route 7, the State DOT will review the design plans as it relates to their roadway.
- 2) For record tracking purposes, please provide the following:
Existing pervious surface Area (sqft)
Existing impervious surface area directly connected to the water coarse (sqft)
Existing impervious surface area not connected to the water coarse (sqft)
Proposed pervious surface area (sqft)
Proposed impervious surface area disconnected from the water coarse (sqft)
Proposed impervious surface area directly connected to the water coarse (sqft)
(Definition of "directly connect" verses "disconnect" is as defined in the State MS4 program.
- 3) Any proposed structures and / or landscape features, including plantings, within the floodway shall be certified by an engineer to withstand calculated base flood velocities.

- 4) There shall be no net fill proposed for the site within the regulated floodplain. Provide an earthwork cut and fill computation for review.
- 5) Provide documentation that flood plain elevation in post development meets all zoning requirements.
- 6) Provide water quality units upstream of proposed stormwater infiltration systems to minimize sediment and debris entering infiltration units.
- 7) Provide manufacturer's specifications for the maintenance of the proposed stormtech infiltrators.
- 8) Based on the amount of infiltrators, evaluate installing a curtain drain along the southern property line to capture any potential groundwater that may infiltrate onto the property to the south.
- 9) Shift the proposed rain garden adjacent to Route 7 five feet to the west so that there's at least four feet of walkable grass area behind the sidewalk.
- 10) Depict proposed catch basins for the parking area under the building, considering that most of the parking area is within a floodzone. Any drains proposed shall be routed to an oil-water separator prior to discharging to the proposed stormwater management system. Please confirm if any state regulations require that these drains have to tie into the sanitary system.
- 11) At this time test pits are required to determine soil characteristics and groundwater depths. Soil percolation tests should be conducted to determine infiltration rates.
- 12) Depict footing drain discharge. No footing drains shall be connected to sanitary sewers.
- 13) The excavation planned in close proximity to the river will likely result in encountering groundwater. A dewatering plan should be prepared and added to the sediment and erosion control drawings.

The following items shall be addressed as part of the Planning & Zoning Review:

- 14) The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system. The WPCA is currently evaluating all flows from proposed development projects. Separate letter will follow for WPCA related items.
- 15) The proposed driveway entrance may be problematic, Engineer to submit a traffic report or summary, subject to approval by the Town's Independent Consultant as well as the State's Review and approval. A DOT OSTA review approval is most likely. Coordinate with the State DOT.
- 16) All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.

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- 17) Proposed sidewalks along Route 7 shall be in accordance with Town of Wilton sidewalk details modified to be on 8" of process material.
- 18) Sidewalks and grass strip shall be pitched towards roadway per town standards.
- 19) The plan is subject to review by the Town of Wilton Fire Marshal.
- 20) Prior to the issuance of a Certificate of Occupancy, a certified as-built drawing and certified letter signed by a Professional Engineer indicating that all work was completed in accordance with the design plans shall be submitted to the Town of Wilton.

Based on the amount of items listed above, this list shall be considered preliminary. Additional items will follow. If you have any questions, please do not hesitate to call.