

Mike Conklin  
March 5, 2024

**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:** March 5, 2024

**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 revised drawings dated February 28, 2024 and supporting materials, as received by Department of Public Works on March 1, 2024. The revised materials were submitted in response to our review letter dated February 7, 2023. Below are the original comments, and our **latest review (March 5, 2024) in bold**.

*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.  
**Addressed; Applicant has sent plans to the CTDOT.**
- 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.  
**Addressed; Provided in comment response letter.**

- 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. **Base flood velocities have been provided. A note has been added to the plans. Applicant responded that the requested certification will be provided with the Building Permit application. Certification should be provided as part of the planning and zoning review process.**
- 4) There shall be no net fill proposed for the site within the regulated floodplain. Provide an earthwork cut and fill computation for review. **Addressed.**
- 5) Provide documentation that flood plain elevation in post development meets all zoning requirements. **A floodplain analysis for the site has been provided and is being reviewed by planning and zoning.**
- 6) Provide water quality units upstream of proposed stormwater infiltration systems to minimize sediment and debris entering infiltration units. **Addressed.**
- 7) Provide manufacturer's specifications for the maintenance of the proposed stormtech infiltrators. **Addressed.**
- 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. **Addressed. A curtain drain is now proposed.**
- 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. **The sidewalk has been moved from the Route 7 R.O.W. to the back of the rain garden on private property.**  
  
**Applicant has responded that recommendations were made by planning and zoning to have the sidewalk proposed to come onto private property around the back of the rain garden.**  
  
**The sidewalk should be revised and shown within the Route 7 R.O.W. An additional sidewalk can be shown on private property if recommended by planning and zoning. Final layout of sidewalks adjacent to Route 7 shall be addressed as part of the planning and zoning review process.**
- 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. **Addressed.**

- 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.  
**Applicant responded that test pits will be conducted prior to construction to determine mottling elevations and results will be reported to the town. An underdrain was added to the rain garden in the northwest corner to ensure the basin performs as designed.**
- 12) Depict footing drain discharge. No footing drains shall be connected to sanitary sewers.  
**Addressed.**
- 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.  
**Addressed; more detailed dewatering plan to be provided prior to building permit.**

*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.  
**Project is currently being reviewed by Town of Wilton WPCA commission.**
- 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.  
**Applicant has submitted a traffic study for review to the Town of Wilton and to CTDOT. Developer shall evaluate having one driveway entrance / exit from the property.**
- Applicant responded that DOT expressed no initial concerns with the design, and that they believe that separating the entrance and exit movements into different driveways is a positive since it reduces conflicts between entering and exiting turning movements.**
- It is still our opinion that the additional curb cuts will add potential conflict points with other existing curb cuts, and with traffic traveling northbound. State DOT and town consultant shall review.**
- 16) All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.
- 17) Proposed sidewalks along Route 7 shall be in accordance with Town of Wilton sidewalk details modified to be on 8" of process material.  
**Addressed.**

- 18) Sidewalks and grass strip shall be pitched towards roadway per town standards.  
**Refer to item #9 above. The proposed sidewalk should be located in the State R.O.W. Planning and Zoning to decide if the sidewalk layout is to match 141 Danbury Road (curve in nature or straight). Part of the proposed sidewalk extends into private property, easements shall be created for the sidewalk. At the property line between 131 & 141 Danbury Road, new sidewalk may have to extend north slightly to better blend to the existing sidewalk.**
- 19) The plan is subject to review by the Town of Wilton Fire Marshal.  
**Applicant is currently coordinating with the 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.