

Mike Conklin
February 21, 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: February 21, 2024

Cc: Carmody Torrance Sandak & Hennessey
Joe Cannis, P.E. – Tighe & Bond
Michael Wrinn – Director of Planning & Zoning
Frank Smeriglio, PE, Director of Public Works/Town Engineer

RE: **64 Danbury Road, Wilton CT – Danbury Road Owner, LLC
WET #2918**

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 December 21, 2023 and supporting materials as listed in the January 5, 2024 letter from Carmody Torrance Sandak & Hennessey, as received by Department of Public Works on January 9, 2024.

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

- 1) For record tracking purposes, please provide the following:
Existing pervious surface Area (sqft)
Existing impervious surface area directly connected to the water course (sqft)
Existing impervious surface area not connected to the water course (sqft)
Proposed pervious surface area (sqft)
Proposed impervious surface area disconnected from the water course (sqft)
Proposed impervious surface area directly connected to the water course (sqft)
(Definition of "directly connect" verses "disconnect" is as defined in the State MS4 program.
- 2) In the Engineering Report, provide hydrograph reports for the proposed infiltration units. Provide reports for the existing 36" pipes being used for stormwater storage in the calculations.
- 3) At this time test pits are required to determine soil characteristics and groundwater depths. Soil percolation tests should be conducted to determine infiltration rates.

- 4) Prepare a demolition plan in order to more clearly show what utilities and features are being removed and what is proposed to be maintained, especially as it relates to the existing storm water infrastructure.
- 5) Any existing stormwater infrastructure that is proposed to be re-used / maintained shall be inspected and repaired or replaced if deemed necessary prior to building permit set.
- 6) Add notes to the plan regarding removal of any ledge that may be encountered. List any safety measures that are required for ledge removal in close proximity to the neighboring residential properties to the north of building units 7 & 8.
- 7) Add callouts to the plans for the top and bottom elevations of the proposed retaining walls.
- 8) The 24" storm pipe inlet area within the wetlands area in back of the volleyball court needs to be cleared of debris and sediment.
- 9) It appears that there is not sufficient cover over the proposed storm infiltration systems. Engineer to verify.
- 10) Provide site sections showing any potential utility conflicts. There appears to be conflicts with the proposed water line utility and infiltration systems, as well as with the existing 54" culvert. It is not recommended to have proposed utilities (water, electric, etc.) crossing infiltration units. Engineer to re-evaluate and / or consult with respective utility company.
- 11) Add an enlargement for the area encompassing stormwater infiltration system 5.
- 12) Depict footing drain discharges for the proposed buildings. No footing drains shall be connected to sanitary sewers.

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

- 13) 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.
- 14) A graphic earthwork analysis should be provided in order to more clearly illustrate the cuts and fills within the regulated Copts Brook floodplain.
- 15) Engineer to submit a traffic report or summary for approval by the Town's Independent Consultant as well as the State's Review and approval.
- 16) All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.
- 17) The plan is subject to review by the Town of Wilton Fire Marshal.

- 18) 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.
- 19) Establish or verify appropriate pedestrian access easements for the existing sidewalk along Route 7.
- 20) Establish or verify appropriate vehicular access easements for the front drive area.

Based on the items above, this list shall be considered preliminary. Additional items shall be requested depending on responses to the above.

If you have any questions, please do not hesitate to call.