

Mike Conklin
October 12, 2023

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Mike Conklin, Director, Environmental Affairs

FROM: Stephen Santacroce, PE, Senior Civil Engineer *S.S.*

CC: Frank Smeriglio, PE, Director of Public Works/Town Engineer
Aleksandra Moch, Soil & Wetlands Scientist

DATE: October 12, 2023

RE: **Old Driftway, LLC – 0 Mountain Road – Proposed Single Family Residence
- WET#2896(S)**

The Department of Public Works reviewed the latest revised drawings and materials dated October 6, 2023, received by the Department of Public Works on October 10, 2023. The revised drawings were submitted in response to our review letter dated August 31, 2023. Below are the original comments, and our **latest review (October 12, 2023) in bold**. Based on the review at this time, the following items shall be addressed in order for the DPW to continue the review:

General Items

1. It is our opinion that the proposed construction of the driveway (including, but not limited to, the concrete box culverts, grading, and walls, ect.) is not feasible without obtaining temporary construction easements, as well as permanent grading easements from neighboring properties.
Comment has not been addressed by the applicant.
2. Provide details for the proposed concrete box culverts for our review and comment.
A detail has been provided, but the size of the text needs to be increased so that it can be reviewed.

3. All trees within the Town Right-of-Way shall be located on the site plans. Depict which trees are proposed for removal, and obtain preliminary approval by the Town of Wilton Tree Warden.
A tree inventory has been provided by the applicant. Applicant to coordinate with the Tree Warden for preliminary approval prior to start of construction.
4. With adjacent owners permission, locate trees adjacent to right of way and have a tree professional review proposed activity and its potential effects on the trees.
Many of the trees identified are in close proximity to adjacent properties or on the property line. Permission from adjacent property owners is required for removal of the trees. Roots of trees located on adjacent properties may also be affected due to proposed grading for the access driveway.
5. The proposed access driveway will cause significant disturbance to the wetlands vernal pool habitat. As it states in the Environmental Assessment prepared by Aleksandra Moch, a 100 foot vernal pool envelope should be preserved, and a 750 foot wide area around the vernal pool is considered "critical terrestrial habitat", within which development should be limited. Town of Wilton Environmental Affairs department to review.
Comment has not been addressed by the applicant.
6. The plans must be reviewed by the Town of Wilton Fire Marshall for emergency vehicle access and egress to / from the proposed house. It appears that there are sections of the proposed driveway that are 8 feet wide.
Plans have been submitted to the Fire Marshall for his review, still pending.
7. 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 coarse (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.)
Addressed.
8. Provide a schedule and notes regarding the maintenance of the proposed pervious pavement. Provide detail of process material beneath pervious asphalt.
A detail has been added to the plans, please provide a maintenance schedule for the proposed pervious pavement.
9. Sight lines exiting the driveway shall be depicted on the plans. Sight lines distance shall exceed the intersection sight distance for the posted 25 mph speed limit. Please note, starting point for sight line shall be 10 feet back from edge of road. Any trees proposed to be removed shall be reviewed with the Tree Warden.
Addressed.

10. Notes regarding the method of rock removal and related specifications should be added to the plans.

Addressed. A note has been added stating that rock removal will be by means of chipping, within limited working hours only.

11. The stormwater runoff from the lower portion of the proposed driveway must be captured and attenuated. There shall be no increase in runoff to Mountain Road and / or other neighboring properties for the proposed condition.

Comment has not been addressed by the applicant. The plans appear to show driveway drains within the proposed access drive, but do not show how the storm pipes will connect to the proposed drainage system or outlet to existing storm drainage infrastructure.

12. Existing and proposed peak stormwater runoff quantities must be shown for the 2-year through 25-year storm events.

Engineer to provide a drainage area map and calculations showing a reduction in peak stormwater runoff quantities from each drainage area, including the lower driveway area.

13. The existing condition time of concentration should be calculated using a wooded condition.

Addressed.

14. Depict footing drain discharge location. Discharge pipe shall not drain to the surface and potentially flow into the roadway or onto neighboring properties. Engineer to evaluate this additional discharge flow and design infiltration units accordingly.

Addressed.

15. 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.