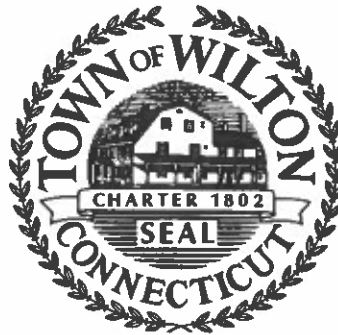


Mike Conklin
December 13, 2023

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.F.S.*

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

DATE: December 13, 2023

RE: **Old Driftway, LLC – 0 Mountain Road – Proposed Single Family Residence
- WET#2905(S)**

The Department of Public Works reviewed the latest revised drawings and materials dated November 10, 2023, received by the Department of Public Works on November 27, 2023. The revised drawings were submitted in response to our review letter dated October 12, 2023 as part of the previous wetland permit application 2896(S). Below are the original comments, and our **latest review (December 13, 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, concrete infiltration galleries, 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.
The Fire Marshall has several concerns at this time that have not been addressed. Refer to his October 5th, 2023 letter to Aleksandra Moch regarding these concerns.

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.
See new comments 13 and 14 below regarding the proposed use of concrete galleries to control the stormwater runoff.
12. Existing and proposed peak stormwater runoff quantities must be shown for the 2-year through 25-year storm events.
Addressed.
13. **The proposed 24" concrete gallery closest to Mountain Road is in conflict with the proposed retaining walls. In general, the stormwater galleries are in close proximity to the neighboring property. This creates concerns for construction feasibility as well as with stormwater bleed out from the galleries into neighboring properties.**
14. **Provide a detail of the proposed retaining walls. The proposed walls are in close proximity to the property line; the detail should demonstrate how the walls will be constructed without encroaching on the neighboring property.**
15. **As proposed on the plans, stormwater will back up through the coarse particle separators that outlet into the concrete galleries. Currently it appears that the stormwater will overflow from each gallery through the catch basins upstream of the coarse particle separators.**
16. **Provide manufacturer's detail of the coarse particle separators as well as size calculations by the manufacturer.**
17. The existing condition time of concentration should be calculated using a wooded condition.
Addressed.
18. 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.
19. 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, additional items may be added depending on responses to the above.



GEORGETOWN

Fire District

P.O. Box 518 • Georgetown, Connecticut 06829

Phone: 203-544-8933

Fax: 203-544-9532

October 5, 2023

Office of the Fire Marshal

Aleksandra,

I met with the fire chief, deputy chief and staff. There are several concerns that have been expressed regarding their ability to get emergency services to the dwelling.

Below you will find a list of issues:

1. The turn from Mountain Rd into the driveway, may require a three point turn and backing up, on a very dab hill and curve.
2. The narrowest width of the driveway looks to be 10 feet. We can only be accurate to within ten feet due to the scaling of the plans. Provide the actual minimum width.
3. How much weight can the bridge crossing the wetlands bear? The FD tanker carries 3000 gallons of water plus the net wet of the vehicle, Approximate Gross weight of 62,000 pounds.
4. If the fire apparatus is capable of navigating the driveway, a turn-around will be required at the top of the drive.
5. There may be a problem navigating over the bridge that crosses the wetland. It may not be possible for the apparatus to maintain contact with the drive surface because of the jog in the bridge

The fire department personnel are concerned about being able to provide prompt emergency services. A 13D sprinkler system, installed in the dwelling unit, will help buy time for the occupants to escape in the event of a fire.

Consideration should be given to either connecting a dry hydrant to the underside of the pool or installing a 10,000 gallon fire tank.

Please keep in mind that the Connecticut State Fire Code is not applicable to one and two Family homes. The above recommendations are from the Fire Department.

Joseph Paola
Fire Marshal