

Mike Conklin
February 7, 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 7, 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 January 9, 2024 and supporting materials as listed in the January 10, 2024 letter from Redniss and Mead, as received by Department of Public Works on January 12, 2024. The revised materials were submitted in response to our review letter dated November 21, 2023. Below are the original comments, and our **latest review (February 7, 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. Engineer to certify that proposed features within the floodway can withstand these 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.
Earthwork plan sheet titled "Floodplain Earthwork" has been provided in revised plan set. It is not clear from the plan if the cut / fill calculations were performed for only the area within the regulated floodplain or if the proposed compensatory volume is shown outside of the 100-yr floodplain. Additionally, the FEMA limits of the 100-year floodplain appear to be incorrect, and should be modified to reflect the elevations provided in the HEC-RAS analysis and FEMA study elevations. Since the parking area under the building is proposed to flood, provide elevations of parking area relative to door entrances.
- 5) Provide documentation that flood plain elevation in post development meets all zoning requirements.
A floodplain analysis for the site has been provided. See above comment.
- 6) Provide water quality units upstream of proposed stormwater infiltration systems to minimize sediment and debris entering infiltration units.
Provide explanation as to why the proposed water quality separator is proposed as shown on the utility plan. As shown, only a portion of the runoff from the parking areas will be treated prior to the infiltration systems. Footing drains should not tie directly into the water quality separator units.
- 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. This is not acceptable – shift rain garden so that the proposed sidewalk is entirely within the State R.O.W.
- 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.

Applicant responded that no drains for the covered parking are proposed; a cobble stone infiltration trench is proposed to catch stormwater from the covered parking area. A detail of this infiltration trench should be provided.

- 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.
Addressed; a report on soil borings and infiltration tests were provided in a separate geotechnical report. According to the geotechnical report provided, groundwater elevation ranges from 137.7 to 139.5. The stormwater storage capacity of the proposed infiltration basins may be affected since the bottom elevation is shown at 139.0. Will the basins perform as designed with these groundwater conditions? Test pits shall be performed to determine mottling elevations. Bottom of units shall be 12" above mottling elevation.
- 12) Depict footing drain discharge. No footing drains shall be connected to sanitary sewers.
Footing drain discharge pipe should not be shown connecting into the proposed water quality unit. Discharge can connect to infiltrator units directly. Please review.
- 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.
- 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.
- 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.