

# *Peak Engineers, LLC*

PROVIDING CIVIL ENGINEERING SERVICES

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March 20, 2024

To: Tania Vizer

Re: 53 Sugar Loaf Drive  
Lupinski

Hi Tania:

I am writing to respond to your comments outlined in your email of March 18 6:55p.m. I copied your comments below and our (Robert, Kate and Tom) collective responses follow each comment.

For reference, the last set of plans presented to the Commission (Feb 12) was dated January 26<sup>th</sup>, the latest set of plans which have been prepared to address your comments is dated March 19.

Peak Plan GP-1 Grading Plan

ELS Plan SE-1 Sedimentation and Erosion Controls and Compliance Plan

ELS Plan SE-2 Notes and Details

*1. We would like to get a detail or more information on dimensions (depth, width and length) of gravel sumps and what it will consist of besides 2"-3" stone.*

I added a detail to my plan dated March 19, 2024, Detail G. The idea is to provide/install this infiltration trench at the lowest spot along the bottom of the slope. The purpose is to intercept initial surface flows from Roberts's property during a small rain event and allow the water to percolate into the ground. The trench has been placed where it will have the most benefit-the section along the property which is the flattest elevation.

*2. Along with old site plan, letter and other documents you have provided detailed "Work schedule" last time. We don't have this document with New site plan. We find it necessary to be added to the site plan application documents. Would someone from Robert's team be able to provide it to us?*

Robert has reviewed the March 19 plan and believes that the time frame to implement the work is very similar to the time frame for the January 26<sup>th</sup> plan

which was presented to the Commission at its meeting of February 12. The time was stated as 17 ½ weeks.

*3. As per this new site plan, terraced retaining walls are being added in Vizer's/ Crowell's corner of Robert's property. Wouldn't it make more sense if these walls would extend further along Vizer's property line?*

Per your comment, we have extended the boulder rows, creating a terrace that is approximately seventy-five feet long. The terrace will be uphill of your lawn area and extend to approximately where your rear yard transitions from lawn to woods. We have also flattened out the terrace, the area between the two boulder rows to maximize interception of the surface water and promote infiltration. The grading shown on my plan, GP-1, has also been done so that the boulder rows are no more than 4' high and the grading directs some lawn area, along the north side, to a stone infiltration trench.

*4. Lastly, we agree with Peggy that adding some trees for privacy on the slope would benefit all of us in the future. In order to build existing unlawful wall Robert removed a lot of trees from the slope. Now to correct the situation, he will remove the remaining trees from our side of his property. We discussed this with Kate Throckmorton couple days ago when she was here having a walkthrough with Dave Crowell. We believe it would be a nice gesture from Robert to add this to the site plan and replant privacy trees once all major construction is completed.*

Kates Plan SE-1 has been amended to include planting of a total of twelve (12) evergreen trees. Kate has set the tree locations so that they are located in the sightlines from your house to Roberts's house and from Peggy's house to Roberts's house. In order to block those sightlines, some of the trees will be set at or near the top of the slope. Specifically for your property, two trees will be set at the base of the slope and three will be set in the terrace and four will be set at the top of the slope.

I hope we have answered your questions.

Thomas S. Quinn  
For Peak Engineers, LLC

CC. Kate, Robert, Jim