



January 6, 2023

Ref: 42998.00

Ms. Daphne White
Town of Wilton
Planning & Zoning Dept.

Re: 221 Danbury Rd
Proposed Child Day Care Center
Response to Staff Comments

Dear Ms. White,

VHB is pleased to offer the following responses to the emailed comments received on 12/30/2022 by Daphne White and engineering comments from Frank Smeriglio dated 1/4/2023:

Daphne White comments 12/30/2022:

1. The project narrative notes that minor modifications will be made to the exterior, including ingress and egress modifications. Will that include different types of doors or are porches or other structures to be added? Please note what type of exterior changes are proposed.

RESPONSE: Refer to floor plan sheet A-1 submitted – (2) classroom egress doors are being added to the southwest elevation. The awning on this (SW) elevation will be removed. There will be no change to the footprint of the building, and no porches or other structures added to the building. Other exterior changes will be limited to maintenance items (i.e. – power-wash / cleaning, repainting, replace exterior building lighting to match, replace rusted or damaged sheet metal trim, etc.)

2. The proposed grading on the southwestern side of the property is shown to extend to the edge of the property line. It is important to make sure that the grading connects smoothly near the adjacent slopes. In addition, has an alternative, such as a retaining wall been considered to minimize the amount of grading and tree removal?



RESPONSE: The grading will connect smoothly near the adjacent slope. A retaining wall has been considered, however a wall will not reduce excavation or tree removal because the limits of the playground area dictate the amount of excavation/clearing and would not change even with a wall.

3. Will the existing tree line on the northern property line remain? In addition, has the applicant considered adding additional plantings to the property, including the parking areas, to meet the standards noted in Section 29-8.C.4?

RESPONSE: The applicant is not proposing a new building or parking lot (other than resurfacing/ crack repair), thus the parking lot landscaping is intended to remain. The tree line along the north property line will remain. The applicable regulations of Sec. 29-8.C.4 requires 10% of parking area shall be suitably landscaped, as well as 20 SF of net planting area per parking space (see attached graphic). There is approximately 5,760 SF of parking area and 29 parking spaces, thus 10% and 20 SF per space is 576 SF and 580 SF respectively. There is approximately 700 SF of landscape area proposed in the parking areas, which satisfies both requirements. Since this is an existing parking lot, the landscape islands are not proposed to be changed.

In addition, per Sec. 29-8.C.4.c(2), 1 shade tree and 3 shrubs per 12 parking spaces or major fraction thereof. Therefore, of the 29 provided parking spaces, 3 shade trees and 9 shrubs are required. The Landscape Plan has been updated accordingly and is included with this letter. NOTE: there are 2 existing 6" dia. shade trees (1 in each island) and approx. 18 shrubs/ grasses (9 each) already located in the 2 islands, therefore, 1 more shade tree and 3 more shrubs are proposed for code compliance (see attached photo of existing islands).

4. The survey that was submitted is a T-2 class survey, but an A-2 class survey will be required (see Section 29-11.A.5.a.) most likely prior to the issuance of a zoning certificate, with existing and proposed building and site coverages noted and with the proposed shed dimensioned from the property line.

RESPONSE: The survey is a Class A2, it is noted as such in the paragraph in the bottom right, just above the signature block.

5. The site plan notes that the play areas under the play equipment will have a base made of wood fiber, it is assumed that the wood fiber will be pervious, please confirm.



RESPONSE: Yes, the engineered wood fiber is pervious. It will be underlain by a filter fabric and placed on earth subgrade.

6. Signage will be subject to a separate sign permit, but in looking at what has been submitted, here are a few items to be considered. The proposed monument/freestanding sign appears to be located less than 5' from the front property line. Section 29-8.A.4.c.(3), states that signs may not be located within 5' of the front property. In addition, the proposed square footage needs to be submitted along with the sign dimensions for each sign. Section 29-8.A.4. delineates the precise why that a sign be dimensioned and Section 29-8.A.7.e. notes the maximum allowable square footage in a GB zoning district.

RESPONSE: A separate permit will be submitted for signage, but we can move the sign to accommodate the 5ft signage setback. The signage will be reviewed and revised accordingly prior to submission for a signage permit.

7. Please submit any approvals that you may have already received from other land use departments, including the fire and health departments.

RESPONSE: I understand other departments (fire/ health/ etc.) would be reviewed during the building permit process if your dept hasn't already submitted to any other departments at this time. In addition, CTDOT has reviewed and approved the proposed encroachments in the ROW (approval letter attached).

Frank Smeriglio, Town Engineer, Comment Letter dated 1/4/2022

GENERAL ITEMS:

1. All work in the State ROW shall be submitted to State DOT for their review and approval.

RESPONSE: We had reached out to CTDOT for encroachment permit review, and they approved. See attached CTDOT approval.

2. Re-Install the sidewalk where the existing driveway is proposed to be removed. The current sidewalk elevations will be too low. Sidewalk details for this portion of the sidewalk shall be in accordance with Town of Wilton sidewalk details and in conjunction with State DOT review.



RESPONSE: see revised Grading plan, attached, which reconstructs and regrades the sidewalk. Currently since the SW is in the ROW, we are showing the CTDOT sidewalk detail, however if you require the Town of Wilton sidewalk detail, we will include.

3. Final design plans shall be submitted to DPW for review prior to issuance of a building permit.

RESPONSE: Understood. We will submit the final plans to DPW during the building permit process.

4. Please note, 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.

RESPONSE: Understood, the applicant will provide an asbuilt survey and certified letter at the end of construction, prior to C.O.

SANITARY SEWER:

5. Provide sanitary sewer calculations to compare existing flows vs. proposed flows.

RESPONSE: Based on the CT Public Health Code and comparing the existing use (office space) to the proposed child day care with kitchen, the proposed sewer flow will be slightly less than existing conditions. The following are calculations based off the CT Public Health code:

Existing Use: Commercial Building – Office:

Avg. 200 SF GFA/ person,

Design Flow = 20 GPD/ person

1st floor = 6,400 SF, basement = 4,400 SF = 10,800 SF * 200 SF / person = 54 persons (i.e. employees, avg.)

54 Employees * 20 GPD = 1,080 GPD

Proposed Use: Day Care Center, per pupil

Design Flow = 10 GPD/ pupil

Additional Flow for Kitchen = 3 GPD

100 children (i.e. pupils) * 10 GPD/pupil = 1,000 GPD

1 Kitchen in Basement = 3 GPD

Total = 1,000 + 3 = 1,003 GPD < 1,080 GPD Existing, OK!



6. The project may be subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system depending on Item #5 above.

RESPONSE: Based on CT Public Health Code, the proposed use will produce less flow than the existing use.

7. Project may be subject to Norwalk WPCA's review and comment depending on Item #5 above.

RESPONSE: Based on CT Public Health Code, the proposed use will produce less flow than the existing use.

8. The project may be subject to Sewer Capital Assessment as required by the WPCA depending on Item #5 above.

RESPONSE: Based on CT Public Health Code, the proposed use will produce less flow than the existing use.

9. Please confirm with Architect that no existing footing drains are connected to the sanitary system. Depict the location of footing drain discharge.

RESPONSE: The applicant has had a building inspection and there was no documentation of a footing drain. Moreover, the applicant has also had correspondence with the building owner. The owner also believes there are no footing drains. There is a sump, but it is internal, and it goes to a floor drain, not external. The owner indicated there has never been water infiltration into the building from the outside.

10. Please note, any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintenance of the lateral.

RESPONSE: Understood, the client will resolve any potential clogs, as needed.

11. The project will be subject to the final technical review by the WPCA.

RESPONSE: Understood.

I hope you find these responses acceptable. If you have any additional comments, or require any additional information, please don't hesitate to reach out to me.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink that reads 'Mark Grocki'.

Mark Grocki, PE

Project Manager



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE CONTRACTOR.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. SOD AREAS OVER 3:1 SLOPE SHALL BE STAKED.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

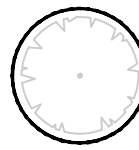
Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS/TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
(OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
(OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
- AN IRRIGATION SUB-METER OFF THE DOMESTIC LINE OR A SEPARATE IRRIGATION METER WITH SEPARATE WATER LINE SHALL BE PER ARCHITECT.

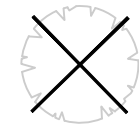
ADDITIONAL NOTES:

- EXISTING TREES SHALL BE REMOVED TO ESTABLISH FENCED IN PLAY AREA AND TO ESTABLISH PROPOSED GRADING AT THE SITE. EXISTING TREES SHALL REMAIN AND BE PROTECTED AS MUCH AS PRACTICABLE OUTSIDE OF THE AREAS PROPOSED FOR DISTURBANCE AND AS INDICATED IN THIS PLAN.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE MAINTENANCE NEEDS FOR EXISTING MAINTAINED LANDSCAPE AREAS INTENDED TO REMAIN.

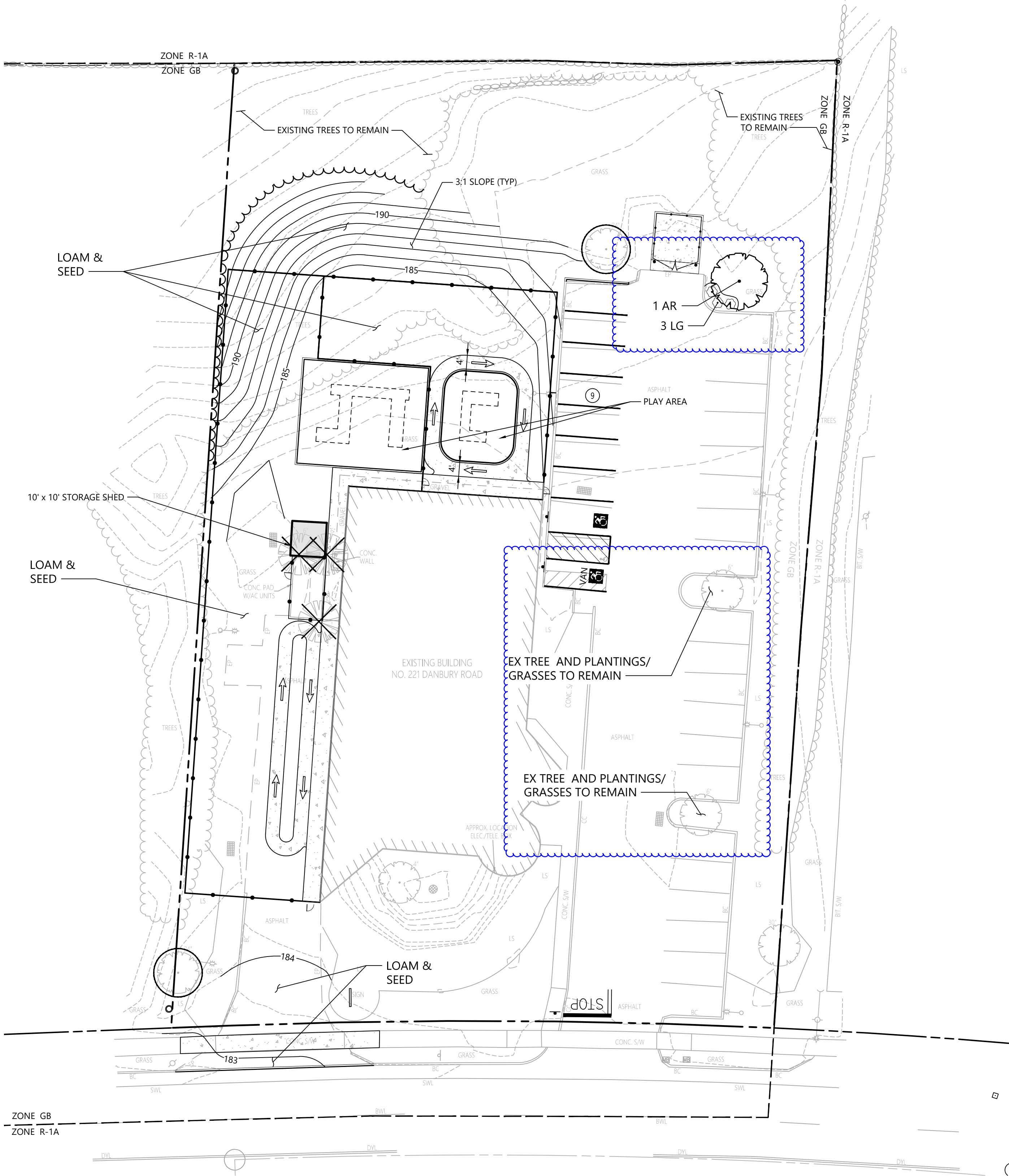
LEGEND



TREE TO REMAIN AND BE PROTECTED



TREE TO BE REMOVED



PLANT_SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	1	Acer rubrum 'October Glory'	'October Glory' Maple	2" CAL., 10' MIN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LG	3	Llex Glabra 'Densa'	Inkberry Holly	2 - 2 1/2' HT.

* CALIPER TO BE MEASURED AT THREE (3) FEET ABOVE GROUND ELEVATION.



0 10 20 40.00feet

Proposed Re-Tenancing
and Playground for
Guidepost Montessori
Child Day Care Center

221 Danbury Road
Wilton, Connecticut

No.	Revision	Date	Appr'd.
2.	PER TOWN COMMENT	1/6/2023	
1.	PER CTDOT COMMENT	12/22/2022	
Designed by	NJG	Checked by	SK

Local Approvals

November 18, 2022

Not Approved for Construction

Drawing Title
Landscaping Plan



C-4

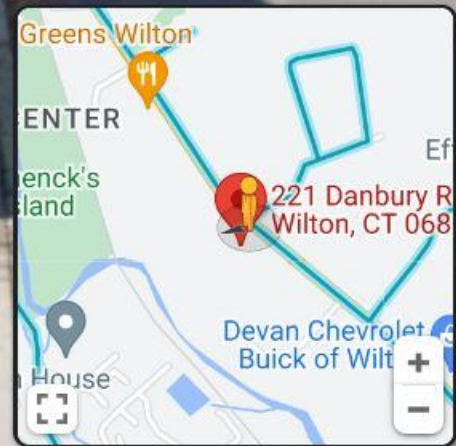
Sheet 4 of 5

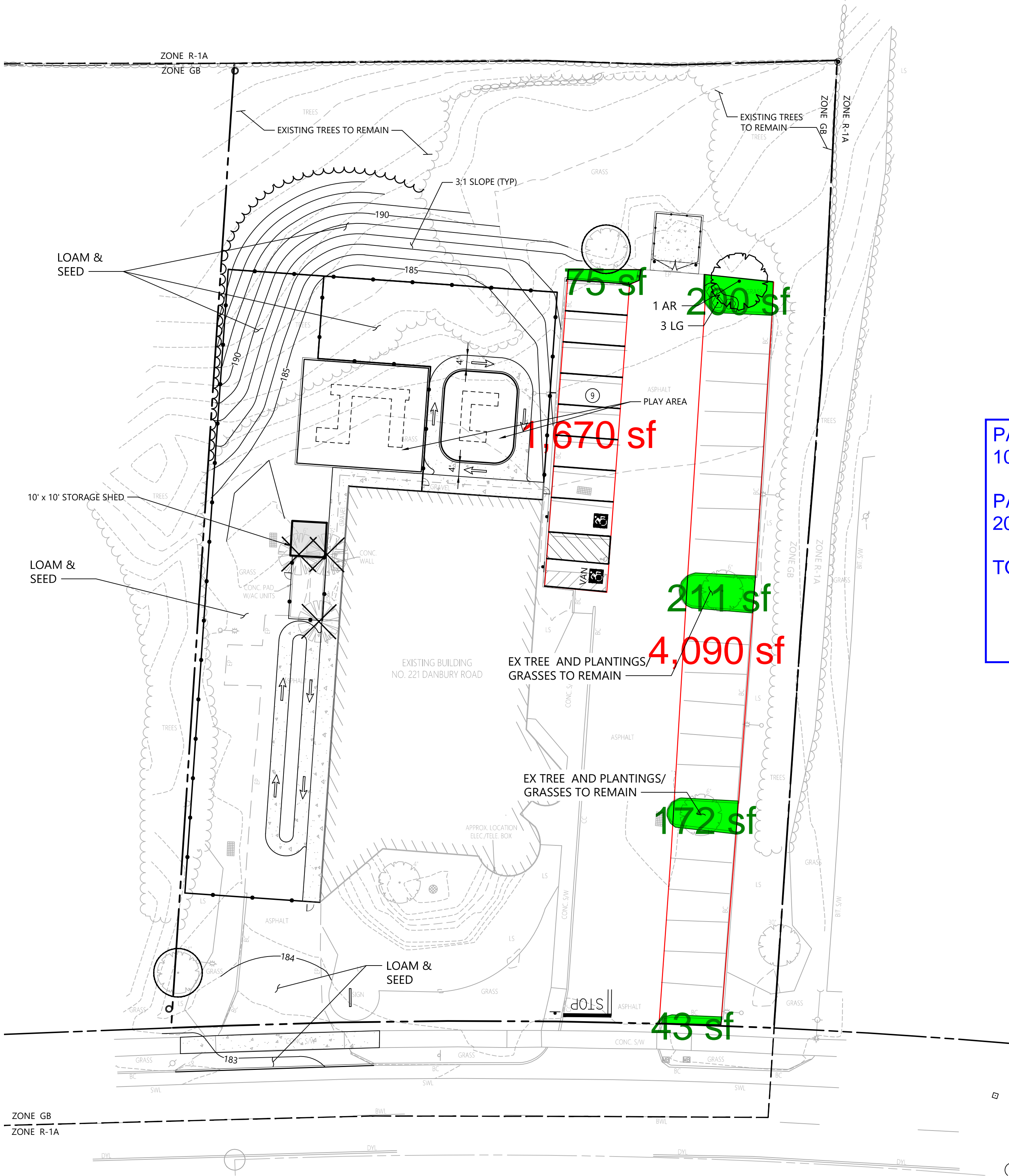
Project Number
42998.01

← 221 Danbury Rd
Wilton, Connecticut

Google

Street View - Sep 2019





PARKING AREA: 1,670 + 4,090 = 5,760 SF
10% OF PARKING AREA FOR LA = 576 SF

PARKING SPACES = 29
20SF PER PARKING SPACE FOR LA = 580 SF

TOTAL LANDSCAPE AREA PROVIDED = 700 SF

VHB
PROVIDED LANDSCAPING EXHIBIT
EXH-1
1/6/2023

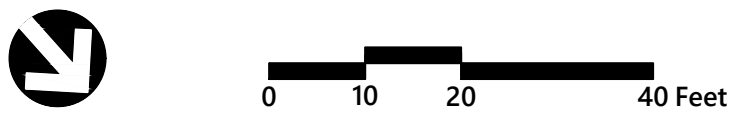
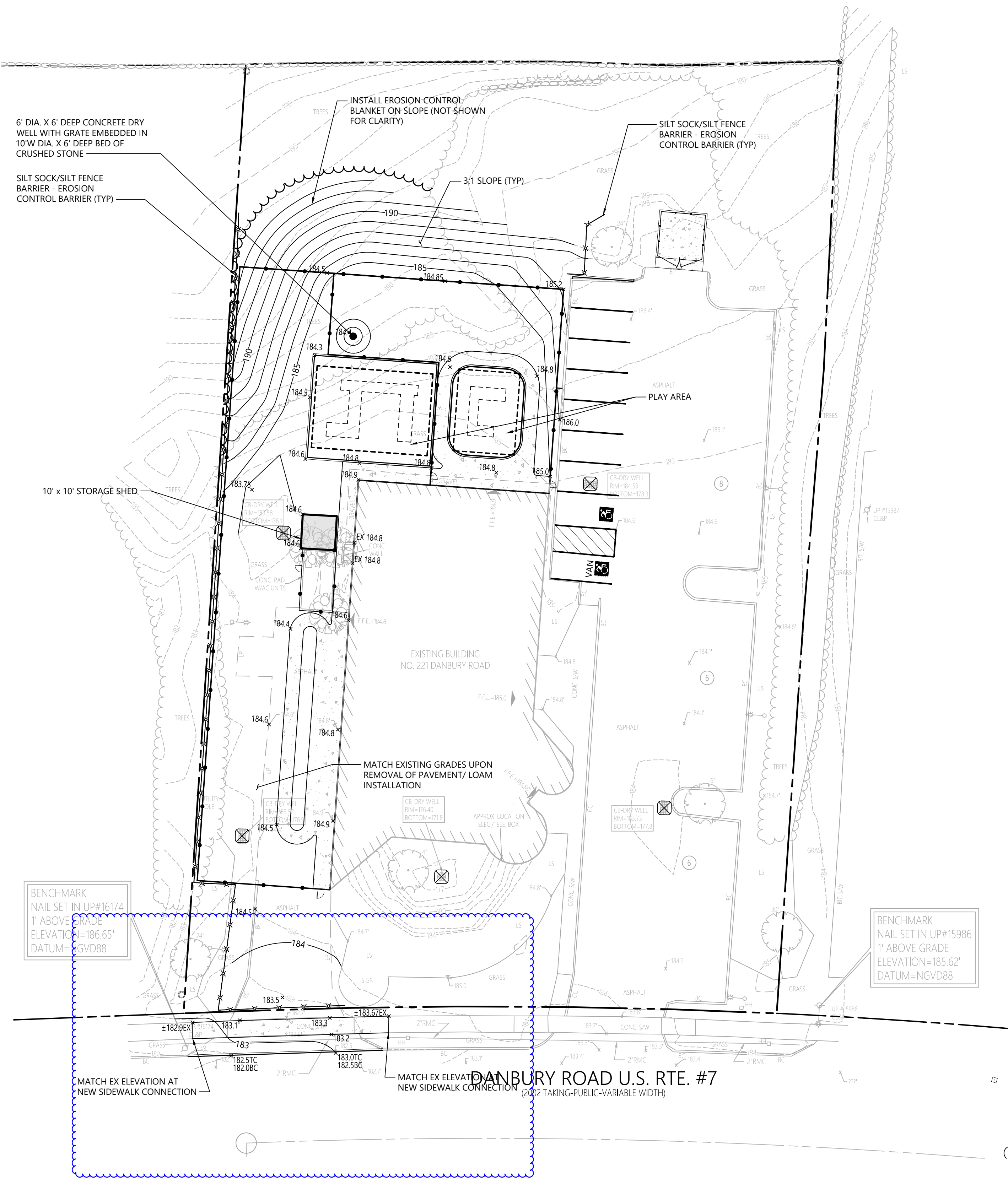


100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

GENERAL NOTES:

1. REFERENCE LANDSCAPE PLAN FOR TREE PROTECTION AND TREE REMOVAL LOCATIONS.
2. PROVIDE SILT SACKS AT EXISTING AND PROPOSED DRY WELLS UNTIL UPSTREAM AREA HAS BEEN STABILIZED.

- LEGEND:
- x—x—x— SILT SOCK/SILT FENCE - EROSION CONTROL BARRIER
 - ☒ SILTSACK SEDIMENT TRAP



Proposed Re-Tenancing and Playground for Guidepost Montessori Child Day Care Center

221 Danbury Road
Wilton, Connecticut

No.	Revision	Date	Appr'd.

1.	PER CTDOT COMMENT	12/22/2022
Designed by	NJG	Checked by SK

Issued for: Local Approvals Date: November 18, 2022

Not Approved for Construction
Drawing Title: Grading, Drainage, and Erosion Control Plan



C-3

Sheet 3 of 5

Project Number: 42998.01



**STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT III**

**140 POND LILY AVENUE
NEW HAVEN, CONNECTICUT 06515
PHONE: 203 – 389-3000**



December 29, 2022

Mr. Mark Grocki, P.E.
mgrocki@vhb.com
VHB
100 Great Meadow Rd. Suite 200
Wethersfield, CT 06109

Dear Mr. Grocki:

Subject: Child Day Care Center
221 Danbury Road (Route 7),
Wilton

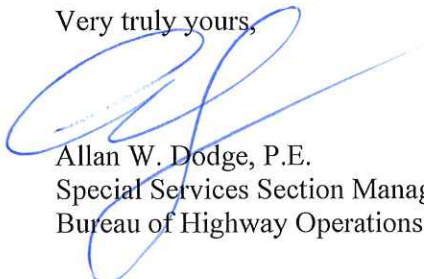
This office has reviewed your site plan for the above-noted subject, last revised December 22, 2022, and has no further comments.

THE PROPOSED PROJECT SHALL NOT START WITHIN THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY UNTIL AN ENCROACHMENT PERMIT HAS BEEN SECURED. TO OBTAIN AN ENCROACHMENT PERMIT, PLEASE SUBMIT THE FOLLOWING:

1. A check or money order in the amount of one hundred dollars (\$100.00) made payable to the "Treasurer, State of Connecticut."
2. Documentation of city/town approval.
3. A bond (on State Bond Form) in the amount of thirty-thousand dollars (\$30,000) in the owner's/contractor's name.
4. A certificate of insurance (on the State Acord Form) requiring bodily injury, Liability, and Property Damage Liability of \$1,000,000.00 each accident or Occurrence and Aggregate of \$2,000,000.00.

If you have any questions concerning this matter, please contact Mr. Stephen Tucker, Transportation District Services Agent 2, at 203-389-3039.

Very truly yours,


Allan W. Dodge, P.E.
Special Services Section Manager
Bureau of Highway Operations