

November 9, 2020 (**Revised November 20, 2020**)

Mr. William Voelker, AICP
Town Planner
Town of Cheshire
84 South Main Street
Cheshire, CT 06010

RE: Response to Engineering Comments
MBL: 19-58
Fieldstone Court
Cheshire, Connecticut
MMI #2178-07

Dear Mr. Voelker:

Milone & MacBroom, Inc. (MMI) is in receipt of a letter from Ms. Denise P. Lord, PE, from Anchor Engineering dated November 3, 2020, regarding the above-referenced project. We offer the following responses to the comments contained in that letter:

C1. The plans submitted should be signed and sealed by a CT licensed professional engineer or land surveyor.

R1. Subsequent sets will be signed and sealed, as are the revised plans attached to this letter.

C2. We recommend that the proposed filling plan be based upon an actual land survey or survey maps of record in the Town Clerk's office. Existing information is not shown on the plans such as easements (to CL&P/Yankee Gas, State of CT) and town owned storm drain pipes that discharge onto the property from the Fieldstone Court drainage systems. Also, the eastern property line of the site should be verified. Maps on file at the Town for the adjacent property depict this line approximately 50 feet further to the west. The 18" diameter storm drain in the western portion of the site parallel with Highland Avenue should be shown to ensure no impact with the proposed grading.

R2. Plans have been researched and additional utility information and easements have been added to the site plan. Utility companies will be notified through the Call Before You Dig (CBYD) process and marked out in the field prior to construction. We do not believe that the filling proposed has any adverse impacts on nearby utilities or easements. We do not see the 50-foot discrepancy, but the lot to the east is controlled by the applicant; therefore, the accuracy of the common lot line location does not affect the site plan design or permit review. We have established the lot boundary based on the bearings and distances depicted on one of the referenced A-2 survey maps. Map references have been added in Note 9.

C3. The type of material to be imported should be noted on the plans.

R3. Earth material processed to 3-½-inch minus is being imported to fill the property. This will be noted on the plans.

C4. Please ensure compliance with Section 25.5 Standards and Conditions and include any notes on the plan as appropriate. We note that an exception to Section 25.5.5 pertaining to Saturday work hours is being requested.

R4. In response to the comment relative to 25.5 Standards and Conditions, we offer the following:

25.5.1 Will comply with permit.

25.5.2 Does not apply; there is nowhere to put processing equipment that is 200 feet or more from all property lines.

25.5.3 Does not apply as the lot is less than 5 acres.

25.5.4 Plan complies as designed.

25.5.5 We request that the Planning and Zoning Commission (PZC) permit working hours to be extended to include Saturday.

25.5.6 Erosion and sediment (E&S) controls provided. Oiling of the road is not appropriate for this site.

25.5.7 Surface runoff patterns are not changing; therefore, we do not anticipate any impact to traffic. There are no residents that abut this property.

25.5.8 Temporary fencing, barriers, or signage will be provided as needed and is the responsibility of the contractor or owner to manage site safety during and after construction.

25.5.9 Since the existing lot grades are below the road and the proposal is to fill the low area, we ask that the Commission permit the activity proposed within 50 feet of the street and/or property line.

25.5.10 The plan is to import material, but if any removal should be necessary, the loads will be properly secured per applicable regulations.

25.5.11 Does not apply as no fill area will exceed a depth of 10 feet. The site plan will be updated to include relevant notes from Section 25.5 and the requested exception to 25.5.5.

C5. Section 25.6 Restoration references slopes not to exceed 3:1.

R5. The match in grade on the low side has been adjusted to 3:1 maximum.

C6. The notes on the plan indicate that the entire disturbed area will be restored with topsoil and seed. Please verify what the final restoration of the site will be. If the site is to be left as gravel,

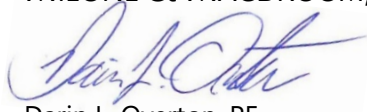
- the stormwater flows before and after the proposed filling should be submitted and any increases attenuated.
- R6. The note has been revised to say that all disturbed areas will receive a minimum of 6-inch topsoil and be seeded with grass or sodded, or as directed on the plans. The limits of the 3-1/2-inch minus import material surface have been delineated on the plans.**
- C7. If the property is to proposed to be serviced by an on-site sewage disposal system in the future, then soil testing and septic design should be provided, and the area of imporation of select fill identified. If not, then an application to the WPCA for the feasibility of the proposed project to connect into the Town's sewer system is recommended.
- R7. The site is planned to connect to the Cheshire sanitary sewer system with an ejector pump. The details of that design will be determined at a future date when development of an occupied structure is proposed. No Water Pollution Control Authority (WPCA) permit is needed for this permit application. The proposed placement of fill does not restrict the potential to serve the lot with a septic system provided the underlying soils are not overly compacted. With no excavation of native soils proposed other than the removal of topsoil, the soil suitable for a potential leaching field will remain in place.**
- C8. The applicant should clarify the volume of fill to be imported versus the number of trucks which do not appear to equate.
- R8. The proposed import of 1,790 cubic yards was divided by an estimated dump truck load capacity of 12 cubic yards, which yields a truck total of 149.17, which was rounded up to 150. If you consider 18 yards per load, then the total number of trucks would be reduced to about 100 trucks.**
- C9. Include a sequence of construction with approximate start and finish dates on the plans.
- R9. We anticipate the work will be initiated within a few weeks of issuance of the permit and should be wrapped up in about 3 months.**
- C10. At the time of future development, the applicant should provide an easement over the existing storm drainage on the property.
- R10. Comment noted.**
- C11. It is recommended that the proposed driveway from the future development be aligned with the existing driveway across the street to increase separation from the intersection.
- R11. Agreed. The site plan will be revised accordingly.**
- C12. Street excavation permits are required for all driveways within a Town R.O.W.
- R12. Comment noted. The curb on Fieldstone Court has little reveal and therefore no curb cut is required at this time. The trucks will drive over the curb onto the riprap entrance pad per the E&S plan. If necessary, a board will be placed on the road side of the curb to**

accommodate the wheel transition over the lip. The applicant will coordinate with the Cheshire Public Works department for this permit, if needed.

If you require any further information, please do not hesitate to contact me at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.



Darin L. Overton, PE
Principal, Civil Engineer

Enclosures

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