

March 11, 2021

Victor A. Benni, P.E., Town Engineer  
Town of East Lyme  
P.O. Drawer 519  
Niantic, CT 06357

Re: Special Permit Application  
10 Colton Road (Earth Products Showcase)

Dear Mr. Benni:

We are in receipt of your comments dated February 19, 2021, regarding the project noted above. Our responses are indicated below in bold italic text and are as follows:

1. Provide signed/sealed copies of the Drawing Set and Stormwater Management Report.

***Response: Signed and sealed copies of the drawing set and stormwater management report have been included in this latest submission.***

2. Provide Handicap sign (and detail) at the head of the proposed Handicap parking space.

***Response: Handicap sign and detail have been added to the plans.***

3. Relocate the proposed granite posts outside of the designated 9'x18' parking space areas.

***Response: The granite posts have been relocated to be at the edge of the 9-ft x 18-ft parking space areas.***

4. Provide pavement detail; to include base material/pavement depth & type.

***Response: A pavement section detail has been added to the plans.***

5. Label the dimensions and provide detail for the proposed dumpster enclosure; include the depth and material for the base & pad and the enclosure type/height.

***Response: Dimensions have been provided for the dumpster enclosure and details for the dumpster enclosure and pad have been added to Detail Sheet 1 (DN-1).***

6. The Zoning Official may wish to consider requesting more information regarding the proposed bulk storage bins, i.e., material, maximum height, & etc.

***Response: Noted.***

7. The Zoning Official may wish to consider requesting more information regarding the proposed fence, gate, and columns being proposed at the access drive.

***Response: Noted.***

8. Provide details for the storm structures, i.e., catch basins, swirl chambers, Cultec units/inspection ports, & etc.

***Response: Details have been provided for the above mentioned stormwater structures.***

9. Provide a cross section detail for the proposed underground infiltration system.

***Response: A cross section detail has been added for the proposed underground infiltration system.***

10. Due to the extent of the proposed storm drain system it is recommended that existing on-site utilities be depicted on the plans (i.e. water, sewer, electric, telephone/cable, & etc.).

***Response: Proposed water and sewer services have been added to the plan.***

11. An appropriately sized Energy Dissipator should be considered at the outlet pipe leading from the proposed underground infiltration system. An outflow velocity exceeding 20 cubic feet per second is noted in the drainage calculations for the 100-year storm event. Provide detail and sediment & erosion controls for the Energy Dissipator.

***Response: Rip-rap has been added to the outlets discharging to Point of Interest 1. The calculations and sizing for the rip rap can be found in the attached Stormwater Management Plan.***

12. The outlet pipe from the underground infiltration system has been proposed adjacent to the CT DOT right-of-way (I-95 Corridor). The Zoning Official may wish to consider notifying the CT DOT Drainage Department to inquire as to any permits/approvals that may be required by the State; the Engineering Department can assist with this communication.

***Response: Noted.***

13. According to the 2004 Connecticut Stormwater Quality Manual (the Manual) by CT DEEP, underground infiltration structures are alternatives to infiltration trenches and basins. Two (2) deep test pits and two (2) percolation tests should be completed in the area being considered for the underground infiltration system. According to the Manual, the bottom of the infiltration facility should be located at least 3' above the seasonally

high groundwater table or bedrock and should be designed to completely drain the water quality volume into the soil within 18 to 72 hours after the storm event.

***Response: Two deep test pits and two percolation tests have been completed in the area for the proposed underground infiltration system. The results have been added to the Stormwater Management Report.***

14. Provide a location and detail for a Construction Access pad on the Sediment & Erosion Control Plan.

***Response: Temporary gravel construction entrance has been added to the erosion & sediment control plan along with a detail.***

15. Provide for 6" of topsoil at Note #15, under the Construction Sequence (Sheet EC-2).

***Response: This note has been revised to provide for 6-in of topsoil on slopes after final grading instead of 4-in.***

16. The Zoning Official may wish to consider requesting a Lighting/Lumens Plan. The plan should provide for method of shielding glare from adjoining properties indicating "full cutoff" fixtures. Full specifications sheets for light fixtures, poles and accessories should also be provided for approval by the Zoning Official prior to installation.

***Response: Noted.***

17. The Zoning Official may wish to consider requesting a Landscape Plan.

***Response: Noted.***

18. A *Pollution Prevention & Stormwater Quality Management* plan for the site should be considered; the stand-alone document would ultimately be submitted to the property owner and property management company. The plan should provide Best Management Practices (BMPs) for the management & maintenance of roof runoff, litter control, landscaped areas, driveway & parking lot sweeping/vacuuming, de-icing chemical use & storage, handling & stockpiling of snow, and stormwater treatment facilities.

***Response: A Stormwater System Operations and Maintenance Plan has been developed for the site. It can be found in Appendix F. of the attached Stormwater Management Report.***

19. The Stormwater Management Report (the Report) should be updated to include the findings of the soil investigation (DTP's & Percs) and calculations/sizing criteria for the energy dissipator, the hydrodynamic separators, and the required & proposed water quality volumes. Currently, the Report indicates that the required water quality volume matches the calculation or the proposed water quality volume. Assuming the proposed water quality volume calculation is based on the sizing/design criteria for the

hydrodynamic separators, we might expect an excess in treatment for the proposed water quality volume calculation.

***Response: The Stormwater Management Report has been updated to include the results of the percolation tests and the deep test pits. Sizing for the hydrodynamic separators and the outlet rip rap has been added to the Stormwater Management Report. The excess in water quality volume is to provide detention volume to attenuate the peak runoff for the 2, 10, 25, and 100-year storm events.***

20. Consider requiring the Applicant to provide the Zoning Department with an As-built drawing upon the completion of construction. The As-built drawing should include the site improvements associated with the proposed development, the locations of all underground utilities, and all the components of the stormwater treatment system.

***Response: Noted.***

21. An erosion & sedimentation bond in the amount of \$8,000 is recommended by this Department to control erosion & sedimentation, as specified on the applicant's certified plan, or as conditions may require.

***Response: Noted.***

We trust this addresses your concerns. Should you require additional information, feel free to contact me at 203-608-2476.

Sincerely,



Christopher D. Gagnon, P.E.  
Senior Project Manager