

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer
Victor A. Benni, P.E.

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To: William Mulholland, Zoning Official
From: Victor Benni, P.E., Town Engineer
Date: March 15, 2021
Re: 10 Colton Road (Earth Products Showcase)
Special Permit Staff Review

A handwritten signature in black ink, appearing to read 'Victor Benni'.

Information submitted by the Applicant which was considered in this review:

- Drawing Set (12-Sheets), Earth Products Showcase, 10 Colton Road, East Lyme, Connecticut, Prepared for: O&G Industries, Inc., Issue Date: February 11, 2021, Revision: March 11, 2021, Prepared by: BL Companies.
- Stormwater Management Report, For the Proposed: Earth Products Showcase, Located at: 10 Colton Road, East Lyme, Connecticut, Prepared for: O&G Building Group, O&G Industries, Inc., Date: March 11, 2021, Prepared by: BL Companies.
- Lighting Plan (LP-1), Earth Products Showcase, 10 Colton Road, East Lyme, Connecticut, Date: 02/11/2021, Revised: 03/11/2021, Prepared by: BL Companies.

This office has reviewed the above referenced information and has the following comments:

1. Provide signed/sealed copy of the current Stormwater Management Report.
2. The Zoning Official may wish to consider requesting more information regarding the proposed bulk storage bins, i.e., material, maximum height, & etc.
3. The Zoning Official may wish to consider requesting more information regarding the proposed fence, gate, and columns being proposed at the access drive.
4. Verify that minimum cover over the underground infiltration system has been satisfied, especially at the north end of the system.
5. Three discharge points with energy dissipators have 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.
6. The body of the Stormwater Management Report (the Report) should be updated to include accurate references to the Appendices. The Report does not include the Drainage Maps referenced in Appendix D. Multiple references in the Report and its Appendices to "Trumbull" and the "Town of Trumbull" should be reconsidered. Table 5 of the Report indicates an overall increase in volume of stormwater runoff for all analyzed storms, contradicting the overall volume of stormwater runoff volume statement. The Report indicates 2' deep sumps, while the Drawing Set indicates 4' deep sumps at proposed catch basins. The reference to the Detention Pond Area should be omitted from the Stormwater System Operation and Maintenance Plan (Appendix E?). The previously requested deep test pit data was not provided with Appendix F; this data is required to verify that the infiltration facility was designed at least 3' above the seasonally high groundwater table or bedrock.
7. Lighting Plan (LP-1): The *Typical Concrete Light Pole Base Detail* shall be revised to provide a maximum 6" reveal for the concrete pole base; revise Note #9 accordingly. Note #5

should be revised to include requirement that specification cut sheets of all products be submitted for approval by the Zoning Official prior to installation.

8. 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.

9. 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.