

Town of East Lyme


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Town Engineer
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To: William Mulholland, Zoning Official
From: Victor Benni, P.E., Town Engineer 
Date: April 7, 2021
Re: 10 Colton Road (Earth Products Showcase)
Special Permit Staff Review

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: 03/11/2021, Prepared by: BL Companies (Sheet GU-1 Revised to: 03/16/2021).
- 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 16, 2021, Prepared by: BL Companies.
- Lighting Plan (LP-1), Earth Products Showcase, 10 Colton Road, East Lyme, Connecticut, Date: 02/11/2021, Revised: 03/16/2021, Prepared by: BL Companies.

Minor revisions to the Drawing Set, Stormwater Management Report, and Lighting Plan have been coordinated with the Applicant's design team. Updated copies of all revised material should be provided to the Zoning Department.

All previous comments by this Department related to this Application have been satisfied by the Applicant's Design Team. The following information may be considered by the Zoning Commission:

1. The Stormwater Management Report indicates that the proposed drainage system was designed to retain & recharge the water quality volume while also limiting the peak runoff rate to match predevelopment conditions. The design of the stormwater system incorporates the use of Low Impact Development (LID) measures.
2. The Sediment & Erosion Control Plan, notes, and construction details provide compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.
3. 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.
4. 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.