



OSPREY ENVIRONMENTAL ENGINEERING, LLC

146 East Main Street Clinton, CT 06413

Phone: 860.669.8651

10 January 2022

Department of Planning & Inland Wetlands Agency
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: 18 Colton Road, East Lyme Comments Response

In response to the comments enumerated in the 18 September 2021 review letter and our meeting with your staff, the following is offered for your consideration.

- 1) *“Information on the existing dry forebay size and condition should be provided; demonstrating that the increase of impervious area directed to the forebay does not reduce the overall stormwater pre-treatment capability of this practice.”* The forebay and settling basin were inspected on 04 January 2022. The overall dimensions were as shown on the original plan.
- 2) *“Information on the existing plunge pool size and condition should be provided; demonstrating that the increase of impervious area directed to the plunge pool does not reduce the overall erosion prevention provided by this practice.”* The plunge pool was installed as per the original design and appears to be in good condition. The vast majority of the water entering the plunge pool comes from the parcel to the east which is improved with a large bituminous paved parking area and building. The proposed runoff addition to the plunge pool will be less than 1% of the overall drainage area discharging to the plunge pool.
- 3) *“I note that the western edge of the proposed structures is 2’ from the wetlands. The proposed slab elevation is 107.50, with an existing grade of ±104-106. Information on construction techniques, sequencing and how the wetland limits will be maintained, should be provided to ensure there is no disturbance to the wetlands in such close proximity.”* The slab is proposed to be 2' from the wetlands building at one point. The construction process will be to excavate the footing area plus 1' to allow for the installation and removal of the concrete forms. The gap between the wall and the footing will be backfilled from inside the foundation area and machines will not be allowed to access areas outside of the siltation control barrier (1' away from the wetlands boundary. Maintenance procedures for these buildings has been found to be minimal as they are of metal construction, there are no windows or doors on the back or sides of the building, there are no utilities in the building (water, sewer, natural gas, or electricity service connections) and the only utility serving the proposed buildings will be electric conduits on the exterior face of the buildings providing power to area lights. Per a discussion with Richard Snarski, a Certified Soils Scientist, a review of ground conditions directly adjacent to the rear of the proposed buildings will not be adversely affected if very occasional passage is conducted for building inspection/maintenance purposes.
- 4) As was stated previously, the construction sequence shall be as follows:
 - a) Clearance of vegetation from the proposed construction area and installation of siltation control barriers.
 - b) Removal of topsoil and other unsuitable foundation material, excavation of footings, and installation of compacted gravel under the slab locations.
 - c) Installation of the slabs, construction of buildings, and installation of final grade surfacing.
 - d) Removal of siltation control barrier after soil stabilization with a vegetation coverage has occurred.

Should you have any questions regarding the above, please contact me.

Sincerely,

Osprey Environmental Engineering, LLC

Robert Grabarek, P.E., L.S., LEP
President

**Proposed Storage Buildings
18 Colton Road, East Lyme, CT**

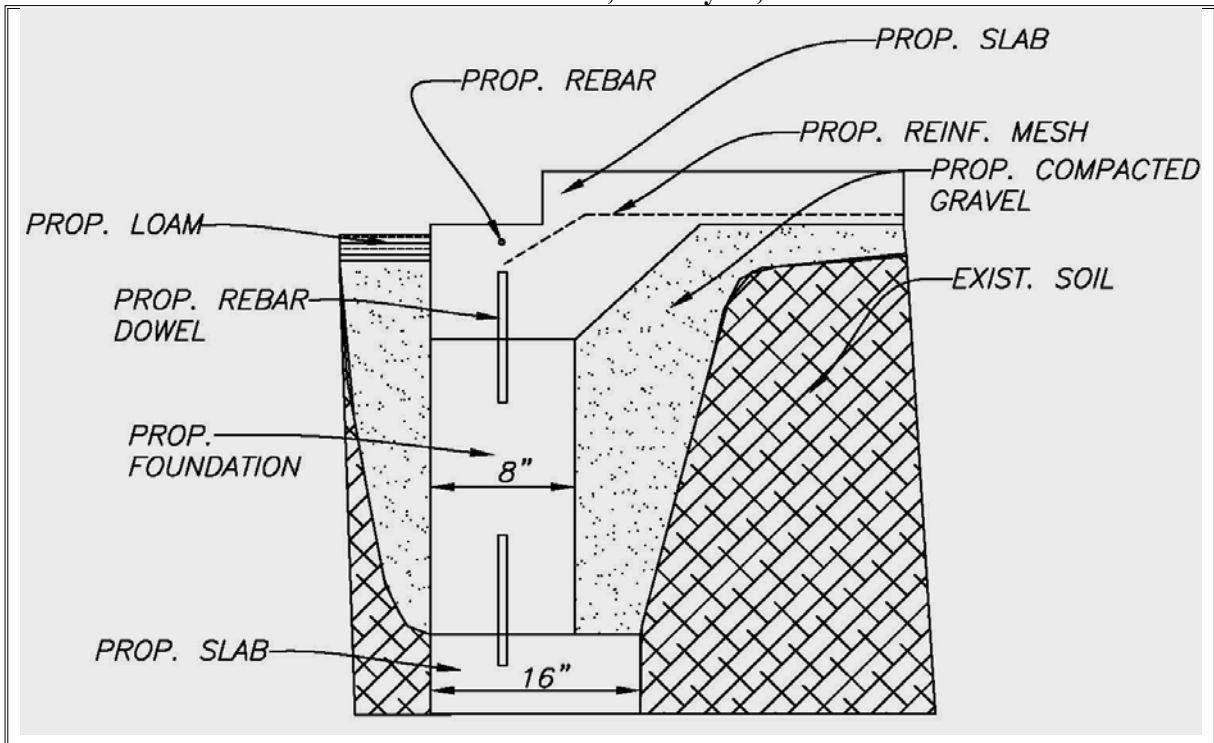


Photograph 1: Sedimentation basin outlet (no erosion or defined channel after 15+ years)



Photograph 2: North berm (to left) with phragmites in sedimentation basin

**Proposed Storage Buildings
18 Colton Road, East Lyme, CT**



Photograph 3: Foundation detail



Photograph 4: Aerial photograph of site (center) and impervious off-site drainage area (right)

Re: Fw: 18 Colton Road Proposed Site Development Plan

From: SNARSKI <richsnarski@gmail.com>

To: Osprey1 <osprey1@protonmail.com>

Date: Monday, December 13th, 2021 at 1:55 PM

Bob,

I reviewed the 18 Colton Road proposed site development in the field. There are no upland areas suitable for wetland construction.

Richard Snarski
Soil Scientist

On Mon, Dec 13, 2021 at 9:46 AM osprey1 <osprey1@protonmail.com> wrote:

See attached

Robert Grabarek
Osprey Environmental Engineering
146 East Main Street
Clinton, CT 06413
860 669 8651

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Thursday, December 2nd, 2021 at 4:30 PM, osprey1 <osprey1@protonmail.com> wrote:

Hi Rich

Proposed site plan attached. The wetlands enforcement staff person asked if it would make sense to fill an area in for a continuous bank 5-6 feet or so off the back of the building for maintenance purposes. If that were to be advisable we would do a wetlands construction area, I would guess around the sedimentation basin if that makes sense to you.

Please visit the site and let me know if it makes sense to fill wetlands behind the proposed buildings for the purpose of maintenance (building cleaning/painting, etc.). If so please sketch a wetlands compensation area to offset the filled wetlands, if not it is a moot point. Thank you.

Bob

Robert Grabarek
Osprey Environmental Engineering
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