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November 19, 2024

Mr. Larry Burcroff, Chairman
Inland Wetlands Commission
Dr. Michael Klemens
Planning & Zoning Commission
27 Main Street
P.O. Box 0548
Salisbury, CT 06068

Re: Wake Robin Inn Redevelopment
104 & 106 Sharon Road
Salisbury, CT

Dear Mr. Chairman:

We have reviewed the following information provided to our firm:

1. Engineering drawings entitled, "Wake Robin Inn Redevelopment, 104 & 106 Sharon Road, Salisbury, Connecticut" as submitted by SLR, Scale: As noted on plans, Dated July 29, 2024, **revised to November 6, 2024**, to include the following sheets:
 - a. Title Sheet, Sheet 01
 - b. Existing Conditions, Sheet 02
 - c. Site Plan-Removals, Sheet 03
 - d. Site Plan-Layout, Sheet 04
 - e. Site Plan-Landscaping, Sheet 05
 - f. Site Plan-Grading, Sheet 06
 - g. Site Plan-Utilities, Sheet 07
 - h. Phasing Plan, Sheet 08
 - i. Phasing Plan Notes, Sheet 09
 - j. Sediment & Erosion Control Plan, Sheet 10

- k. Sediment & Erosion Control Notes & Details, Sheet 11
 - l. Site Details, Sheet 12-18
 - m. Structural Details, Sheet 19
2. Drainage Report (274 Pages), Wake Robin Inn Redevelopment, 104 & 106 Sharon Road, Salisbury, Connecticut, Dated July 19, 2024, **revised to November 6, 2024**, Prepared by SLR International Corporation.

Engineering Comments

1. Provide detailed structural analysis/design computations for the proposed bridge design. See conditions of approval, Item #12, below.

Drainage Report:

We understand that the following information is in progress and will be required prior to PZC approval.

1. Per the most recent edition of the State of CT DEEP Storm Water Quality Manual (Revised March 26, 2024), to consider exfiltration on-site, **a minimum of two permeability tests are required from soil taken within each proposed basin** where HSG C/D soils occur, of which the manual allows for the use of **50% of the slowest measured rate**. **Provide all permeability test data for review.**
2. Per the most recent edition of the State of CT DEEP Storm Water Quality Manual (Revised March 26, 2024), in areas of permeable pavement, one test pit or boring is required per 5,000 S.F. of such surface with no fewer than two test pits or boring per location. **Provide all permeability test data for review.**

Recommended Conditions of Approval:

1. Submit revised Engineering Plans to the Town Engineer for review/approval.
2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Administrator prior to any construction.
3. **The Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer. The Town Engineer shall set the final bond amount. The Bond shall be a cash bond payable to the Town of Salisbury. No permits shall be issued until the bond has been posted.**
4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. We recommend that a Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, inspect all phases of the Site work and provide a monthly report with photographs to the Land Use Administrator.

6. During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
7. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
8. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission(s).
9. **Town of Salisbury WPCA review/approval required. With that noted, we understand that the WPCA does not have an Engineer to review certain computations. Our firm is willing to review the grinder pump manifold analysis/design computations as well as the Grease trap(s) sizing computations, details, and appurtenances, and provide written comments. This review/approval should be completed prior to the issuance of any building permits to construct.**
10. Aquarion Water Company review/approval required.
11. Fire marshal shall review plans with regard to public safety access for Fire Apparatus.
12. **Prior to the issuance of the zoning permit, the following shall be met:**
 - a. Proposed retaining walls shall require an Engineer's design. Provisions for public safety shall be provided for pedestrian travel ways as well as vehicular parking areas in close proximity to the proposed retaining walls.
 - b. The retaining wall Design Engineer shall provide a letter (signed/sealed by a CT Licensed P.E.), which indicates that the proposed underground drainage system located behind the retaining wall has been taken into consideration as part of the wall design and will have no adverse effect on its' long-term functionality.
 - c. Provide detailed structural analysis/design computations for the proposed bridge design. **Note: In addition to the engineering review/approval, Special inspections shall be required as part of the proposed construction documents, especially since the bridge will be serving the public.**
12. **An As-Built Site Improvement and Grading Plan**, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all the site work is completed, and prior to requesting a Certificate of Occupancy.
13. A final site inspection shall be completed by the Land Use Administrator and/or the Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.

Sincerely,

Thomas D. Grimaldi
Principal Engineer

Robert R. Hiltbrand
Principal

