

R.R. Hiltbrand Engineers & Surveyors, L.L.C.

Consulting Civil Engineers
21 Copper Hill Road
Granby, Connecticut 06035
Email: tdgrimaldi@gmail.com

575 North Main Street
Bristol, Connecticut 06010
Email: rrhilt@aol.com

December 10, 2024

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 are in the process of reviewing the following information provided to our firm earlier today. Please note, all of the requested items have been received and appear to be in order.

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 December 9, 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 12-20
 - m. Structural Details, Sheet 21

- n. Vehicular Turning Movements Plan-SU-30, Sheet 22
 - o. Vehicular Turning Movements Plan-SU-40, Sheet 23
 - p. Site Lighting Photometric Calculation, Sheet 1 of 1
2. Drainage Report (251 Pages), Wake Robin Inn Redevelopment, 104 & 106 Sharon Road, Salisbury, Connecticut, Dated July 19, 2024, **revised to December 9, 2024**, Prepared by SLR International Corporation.

Drainage Report:

The revised drainage report was received today. The pertinent information requested has been received, however, we have not had a chance to review the revised report before tonight's PZC meeting. The report will be reviewed later this week.

Recommended Conditions of Approval:

1. All revised documents shall be submitted 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 Erosion and Sedimentation Control Measures Bond shall be \$122,214.84, and 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 and/or the Site 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 is required. This review/approval should be completed prior to the issuance of any zoning and/or building permits to construct.**
10. **Aquarion Water Company review/approval is required. This review/approval should be completed prior to the issuance of any zoning and/or building permits to construct.**

11. **Approval shall be required from the State of Connecticut Department of Transportation for all work to be completed within the State of Connecticut Right of Way.**
12. **The Applicant shall apply to the State of CT DEEP to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewater from Construction Activities.**
13. The Fire Marshal shall review plans with regard to public safety access for Fire Apparatus.
14. **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.**
15. **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.
16. 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,

Robert R. Hiltbrand
Principal

Thomas D. Grimaldi
Principal Engineer