

# ARTEL ENGINEERING GROUP, LLC

CIVIL, ENVIRONMENTAL AND MUNICIPAL ENGINEERS • PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS  
304 FEDERAL ROAD, SUITE 308, BROOKFIELD, CONNECTICUT 06804 – PHONE: 203-740-2033 • FAX: 203-740-2067

December 9, 2024

Town of Salisbury  
Planning and Zoning Commission+  
Atten: Dr. Michael Klemens, Chairman  
27 Main Street  
Salisbury, Connecticut 06068

Re: #2024-0257 / Wake Robin LLC & Ms. Serena Granbery  
(ARADEV LLC) / 104 & 106 Sharon Road and 53 Wells Hill  
Road / Special Permit for Hotel (Section 213.5) / Map 47 / Lot  
2 & 2-1 / DOR: 08/05/2024

Dear Chairman Klemens:

This document is a summary of our findings and application shortfalls as stated in our report dated November 27, 2024 and as discussed at the public hearing for the above referenced application on December 2, 2024. Specifically:

- **The current driveway and parking design does not comply with the requirements of the Town of Salisbury Zoning Regulations. Drive Aisles must be a minimum of 24-feet in width in areas of proposed 90-degree parking.**
- **The plans do not show a loading/unloading space nor access to the delivery/loading door that is indicated on the architectural plans.**
- **The applicant has not conducted or provided the soil test information that is necessary for design of permeable pavement parking.**
- **The stormwater analysis is not compliant with the requirements of the Connecticut Stormwater Quality Manual. The applicant has not reduced the 2-year, 24-hour storm flows as required.**
- **In field soil testing is required to confirm the infiltrative capacity of the soils in the vicinity of the detention basins. The CTDEEP Stormwater Quality Manual states: “Lab permeability testing is also not acceptable for determining soil infiltration rates as lab tests do not adequately represent in-situ or field conditions”.**
- **Per the CTDEEP Stormwater Quality Manual, the detention basin designs should not use an infiltration rate that is faster than 0.5-inches per hour.**

- The proposed pipe and proposed catch basin CLCB28 are located directly above and/or in direct conflict with the existing water main.
- The proposed storm drain pipe crossing the Sharon Road appears to directly conflict with the existing sanitary sewer.
- As submitted, the sanitary sewer flow estimates for the residential portion of the application are at least 33.3% lower than they should be based on the Connecticut Public Health Code Regulations and Technical Standards for Subsurface Sewage Disposal Systems
- Per the Salisbury Zoning Regulations, Site Plan applications must include “certification by the Health Officer, either on the plan or separately, concerning satisfactory conditions for sewage disposal”.
- Fire Marshal (or authorized official) must provide written approval of adequacy of volume and pressure of water service.
- Adequacy of drives for emergency vehicle access has not been demonstrated and access to and around structures for emergency purposes also has not been demonstrated.
- The plans do not provide a minimum of 10-foot separation between water main and sanitary sewer main as is standard practice for design.
- The proposed addition of motel style accommodations is clearly a proposed expansion of a pre-existing non-conforming condition and must be eliminated from the plans.

Please feel free to contact this office with any questions, comment or concerns.

Sincerely,

**ARTEL ENGINEERING GROUP LLC**

*Dainius L. Virbickas*

Dainius L. Virbickas, P.E.  
Professional Engineering Manager