

December 23, 2020

Mr. David Lavallee
Environmental Land Use Planner/Assistant Town Planner
Southington Inland Wetlands & Watercourses Agency
196 North Main Street
Southington, CT 06489

**RE: Response to Review Comments
IW #1288 – Livewell Alliance, Inc.
1261 South Main Street
Plantsville, Connecticut
MMI #6125-02**

Dear Mr. Lavallee:

Milone & MacBroom, Inc. (MMI) is in receipt of your comment letter dated December 18, 2020, regarding the above-referenced project. We offer the following responses to the comments contained therein:

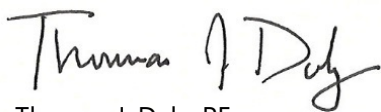
- C1. It appears the southwestern most building could be moved to the north to avoid a large amount of disturbance close to the river.
- R1. We will be prepared to discuss this with the Conservation Commission on January 7.**
- C2. Filter bags for dewatering should be on a level surface.
- R2. A filter bag detail will be added to the plans on the next submission.**
- C3. Effort should be made to incorporate only native plantings throughout the site.
- R3. Most of all the proposed plants and all of the wetland buffer plants are native species.**
- C4. All refueling of equipment should take place out of the upland review area.
- R4. Comment noted and a note will be added on the next submission.**
- C5. A spill kit will be required on site for each piece of heavy equipment (oil booms, etc.).
- R5. Comment noted and a note will be added on the next submission.**
- C6. CB's 5 and 28 should have hoods and deep sumps.
- R6. All catch basins will have hoods and these two catch basins will be called out as 4-foot sumps on the next submission.**
- C7. Are the existing stormwater ponds proposed to be cleared?
- R7. No.**
- C8. Does the southwestern pond need an emergency spillway retrofit?
- R8. There are no proposed modifications to the existing basins.**

- C9. Considering the large amount of roof area, are any rain gardens proposed?
- R9. It is our opinion that the use of the facility, site layout, and topography around the River Homes do not make this site well suited for rain gardens.**
- C10. Please refer to Section 12-02.01 of the Zoning Regs. for parking.
- R10. A parking data table will be provided with the planning and zoning submission set.**
- C11. All lighting should be LED and dark sky compliant.
- R11. Comment noted. A lighting plan will be provided with the planning and zoning submission.**
- C12. New signage will require separate approvals.
- R12. Comment noted.**
- C13. A traffic statement should be provided.
- R13. A traffic report will be provided with the planning and zoning submission.**
- C14. Please refer to Sec. 9-09.1 of the Zoning Regs. for applicability.
- R14. We do not believe this section is applicable as the existing curb cut is being retained.**
- C15. New parking along So. Main will require a 4' wide landscaped berm per 12-02.08.
- R15. The plans will be revised to include this berm within the proposed landscape strip on the next submission.**
- C16. All slopes greater than 3:1 should have erosion control matting and hydroseed applied.
- R16. Comment noted and will be shown on the next submission.**
- C17. The site is considered to have two front yards.
- R17. Comment noted and will be shown on the next submission.**

If you have any questions, please do not hesitate to contact me at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.



Thomas J. Daly, PE
Manager of Civil and Structural Engineering

cc: Ms. Fadia Haddad – One Point Partners
Attorney Louis Martocchio

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