

February 16, 2021

Mr. James Grappone, PE,
Assistant Town Engineer
Engineering Department
Town of Southington
196 North Main Street
Southington, CT 06489

RE: Response to Planning and Zoning Comments – Dated February 12, 2021
SPR#1813/SPU#645 – LiveWell Alliance Inc
1261 South Main Street

Dear Mr. Grappone,

LiveWell Alliance is in receipt of the memorandum dated February 12, 2021 and offer the following responses to those comments;

Comment #1: Are you planning any LID measures, such as pervious pavement?

Response #1: There are no planned LID measures. We believe the storm water management system has been designed to achieve the goals of enhanced water quality and reduction of peak runoff rates.

Comment #2: New addresses will be assigned to the (3) new buildings.

Response #2: LiveWell will work with local officials to establish addresses for the Center of Resilient Living building and each of the River Home buildings.

Comment #3: Provide volume/page for existing sanitary sewer easement through the property. Is this easement in favor of the Town of Southington?

Response #3: There are two sanitary sewer easements listed as follows; A 15' sanitary sewer easement and agreement from Frederick Herb to Town of Southington, dated October 6, 1958 and recorded November 6, 1958 in Volume 155, page 79 of the Town of Southington land records. The second easement for a 15' sanitary sewer easement from Frederick Herb to Town of Southington dated and recorded September 1, 1981 in Volume 319, page 836 of the Town of Southington land records. The easements are in favor of the Town of Southington as the easement was established for the current public sewer main.

Comment #4: What is the condition of the existing concrete sidewalk along the frontage? Will any of the proposed construction cause any sections needing replacement?

Response #4: The existing sidewalk currently has some existing cracks/damage. Prior to start of construction, LiveWell will conduct a pre-existing survey report and photos. This report will be submitted to the Town of Southington. LiveWell will not be responsible for repairing any pre-existing conditions to the sidewalks, but will repair/replace sidewalks/damages occurring from or direct result of construction activities.

Comment #5: Will the existing driveway be modified? If so, the concrete sidewalk shall go through the entrance/exit lanes.

Response #5: The private sections of the existing driveway will be modified, but not the curb cut and sidewalk in the state right of way remains unchanged.

Comment #6: All proposed retaining wall that exceed 3-feet in height require a separate building permit and engineering design.

Response #6: Comment noted. We will obtain a permit and provide engineering design if any proposed retaining walls exceed 3-feet at the time of building permit application.

Comment #7: The traffic report is currently under review.

Response #7: Understood.

Comment #8: Provide sightlines exiting onto Route 10:

Response #8: The existing driveway location is not being modified. Sightlines at the existing South Main Street entrance will remain unchanged and was found to exceed state guidelines to see approaching vehicles exceeding the respective speed limits as noted in the traffic report

Comment #9: Will the proposed generator be enclosed for noise reduction?

Response #9: The emergency generator does not include a sound enclosure.

Comment #10: Will any of the proposed buildings have food services? External grease traps maybe required.

Response #10: The project will include expansion of the existing food services and as food service and plumbing design continues, external grease traps will be design and located to meet current building code.

Comment #11: Is an OSTA modification or permit required as a major traffic generator?

Response #11: OSTA administrative approval will be required and an application will be submitted.

Comment #12: Are there any openings below the FEMA 100-year flood elevation?

Response #12: The two outlet pipes that are discharging to the existing stormwater basins are located below the 100-year elevation but if necessary, backflow preventors could be installed.

Comment #13: Should CLCB28 be a double basin?

Response #13: The final plans will include a double catch basin in this area.

Comment #14: Drainage calculations are under review.

Response #14: Understood.

Comment #15: Are any underdrains needed for the buildings? If so, shown them on the sheet UT.

Response #15: Perimeter underdrains will be required for the two River Home buildings and will be shown on final plans (sheet UT). Underdrains are not required for the new Center for Resilient Living building. The River Homes underdrain will tie into the on-site drainage system.

Comment #16: Please run the drainage calculation without assuming any infiltration for the underground chamber systems. What is the water surface elevation for each storm event?

Response #16: See attached table

Comment #17: Provide notes on sheet UT for all areas where the existing storm drainage/structures shall be removed.

Response #17: Notes will be provided on the final plans (sheet UT) to indicate removal of existing storm drainage/structures.

Comment #18: Provide a note that any existing sanitary sewer manhole that requires grade adjustments shall be inspected by the Town of Southington prior to adjustment.

Response #18: A note will be provided on final plans (sheet UT).

Comment #19: Label all proposed flow line elevations for the sewer service at each building.

Response #19: Labels will be provided on final plans (sheet UT) to indicate this information.

Comment #20: Provide storm trench detail.

Response #20: Detail shall be provided on the final plans.

Comment #21: Is the northern elevation correct for MH-3?

Response #21: Northern invert is used for the isolator row and is correct per manufacturer's specifications.

Comment #22: The existing pond looks to be wooded. Is any maintenance required? Is a forebay needed at FES?

Response #22: There are no plans for any modifications to the existing storm water basins except the Wetlands Commission approval LiveWell has agreed to coordinate with the Town of Southington to conduct selective tree removal of blown down trees.

Comment #23: Provide sequence of construction with start and completion dates.

Response #23: The following is the current intended construction schedule;

1. Mobilize: July 6, 2021
2. Site Preparation and Early Utilities: July 7, 2021 to September 7, 2021
3. Construction of CRL Building: August 6, 2021 to May 5, 2022
4. Construction of River Homes (both buildings): August 31, 2021 to July 20, 2022
5. Renovations of Existing LiveWell Buildings: December 7, 2021 to July 31, 2023

Note: Any measures in which we can begin the construction of the River Homes earlier in the overall construction schedule are being pursued.

Obviously all dates noted above are planned dates and are subject to approvals, financing, etc.

Comment #24: Dust control should be noted in the erosion control narrative.

Response #24: The following dust control language will be added to the final plans (sheet SE-2).

DUST PROTECTION (DC)	- TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	- AIRBORNE DUST
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Comment #25: The post construction maintenance schedule shall include maintenance of the underground storage systems, the hydrodynamic separators and sweeping of the parking lots.

Response #25: A Stormwater Maintenance Program is listed on sheet UT.

Sincerely,

Louis J. Martocchio, Esq.
Martocchio & Oliveira, LLC
191 Main Street
Southington, CT 06489
Phone (860) 621-9700
Facsimile (860) 621-4433
Email: ljm@mo-lawfirm.com