



HARRY E. COLE & SON

engineering • surveying • planning

August 26, 2021

Maryellen Edwards, Director of Planning and Community Development
David Lavallee, Assistant Town Planner
Municipal Center
196 North Main Street
Southington, CT 06489

RECEIVED

SEP 2 2021

SOUTHINGTON
PLANNING & ZONING DEPT.

Re: Site Plan for Jeffery Massicott
1506 West Street (SP#1827)
HEC #2162

Dear Ms. Edwards,

Harry E. Cole & Son (HEC) has reviewed your checklist dated August 19, 2021 and offers this formal response

1. The construction entrance pad should encompass the entire width of the access form West Pines Drive.

Response: The construction pad has been widened, as requested.

2. Will the existing curb cut be temporarily closed during construction?

Response: The existing curb cut has limited use at the present time, as it is used the entrance for the current residence. We are not proposing a temporary closure of the drive. We have added a note to the plan to direct all construction traffic (in and out of the site) to the West Pines Drive entrance. The site contractor may need to temporarily close the driveway due to paving of the upper lot, but this will be done on an as-needed basis,

3. Is this a one-story addition? Are renderings available?

Response: This is a one-story building facing West Street, and two-stories at the building rear. We have attached building plans which depict the building elevations.

4. The aisle width between the West Pines entrance and the upper lot seems to not be necessary given low traffic and sight line; I don't think there will be conflict if a narrower aisle is proposed. Narrowing will soften the visuals in this residential area and decrease impervious area. Same goes for the entrance'24' is very wide for non-commercial vehicles.

Response: We have reduced the width of the connecting driveway and the width of the proposed curb-cut on West Pines Drive, The revised driveway are shown on the site drawings

5. Please confirm with Engineering that street trees can be placed over the sewer line.

Response: We have adjusted the location of the street trees behind the sanitary right-of-way. We have also moved the landscaping berm to the west so that it does not lie over and existing right-of-way

6. The architectural treatments for both structures should be complimentary.

Response: As shown on the attached building elevation, the design of the proposed addition is complimentary to the existing building.

I believe the revised plans and documents adequately address your comments. If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Giudice', with a long horizontal flourish extending to the right.

Stephen Giudice, L.S.
Principal

Cc: Jeffery Massicott