



HARRY E. COLE & SON

engineering • surveying • planning

September 26, 2022

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

Re: AA Denorfia Building & Development
570 Meriden Waterbury Turnpike (SP#1844; SPU#666)
HEC #2235

Dear Ms. Edwards & Mr. Lavallee,

Harry E. Cole & Son (HEC) has reviewed your checklist dated September 12, 2022 and offers this formal response

1. Is a Soil Scientist's report available?
Response: A letter from Ian T. Cole, registered soil scientist and professional wetland scientist indicating no wetlands were found during his field survey has been submitted with this letter.
2. Straw bales or wattles will be required.
Response: Acknowledged, the applicant has been made aware of this requirement.
3. The restored areas on #105 and #113 Blatchley will require hydroseed with a tackifier.
Response: A note indicating these requirements has been added to Sheet ES1.
4. Hard to review without unit #'s.
Response: Unit numbers have been added to the plans.
5. At least 4 of the units have an unreasonable slope in the side yard.
Response: The side slopes have been reviewed and revised to limit the steep slopes in the side yards of the units.
6. Is there a drainage easement for the pipe exiting the pond (over private properties)?
Response: Ongoing communication between the applicant and neighboring property owners is taking place a proposed easement has been shown on the plans.

7. Please indicate how you are meeting 3-09.9.
Response: Decks and patio locations have been added to the plans and the typical unit detail has been updated to include a detail for the deck/patio and fencing to provide privacy between units which require them.
8. Are sidewalks being considered? 3-09.15 E. (Fences, stonewalls?)
Response: Sidewalks are not proposed in the development, LID strategies limiting curbing and storm drainage piping and structures are not conducive to typical sidewalk designs. We are proposing that residents can use the interior drive to walk around the property as the limited access cul-de-sac will not have much traffic as compared to a town road. Also, there are grass shoulders provided which residents can use as necessary. Fences and stonewalls are proposed at the entry to the site.
9. Can benches, bike rack, or a gazebo be offered in the center island?
Response: Benches and bike racks have been added to the plans in two locations. A gazebo has been added in the center island.
10. Please fulfill 3-09.23.
Response: Per section 3-09.23 the following items are addressed as follows:
- a. Draft homeowner's declaration and covenants limiting occupancy and addressing ownership, maintenance and other issues regarding project green spaces and common areas and other concerns affecting project compliance with ARCHZ requirements.
A homeowners' declaration will be provided by the applicant.
 - b. Inland wetlands approval (if applicable).
A letter has been provided indicating no wetlands are present on site and therefore this is not applicable.
 - c. Evidence the applicants have all necessary rights and interests to accomplish the development as proposed (grading rights, easements, access rights, etc.).
The only item listed which is applicable and still in process for this project is an easement for stormwater in the northeast corner of the site. A proposed easement has been shown on the plans and the applicant is working with the property owners.
 - d. Architectural plans drawn to scale and including floor plans for all proposed models depicting the uses of all interior spaces and exterior elevations for all sides of all unit types indicating proposed materials, colors, finish, lighting, signs, and other building features.
Architectural plans of the proposed units are provided with this letter.
 - e. Phasing plans, including a grading and erosion control plans.
Grading and Erosion Control Plans are provided and the development is being proposed in one phase.
 - f. Details for all hardscape features.
Details of example hardscape options have been included for the decorative walls, bicycle racks, and benches.
 - g. Traffic Statement of Trip Generation or a Traffic Study if Peak Volumes exceed 75 trips.
A traffic impact statement has been completed by F.A. Hesketh & Associates and is being provided with this letter.

11. Given the amount of sheet flow proposed throughout the site, concentrated discharge areas may need some strategic stone armoring or erosion control fabric (permanent). Areas at the top of basins and road bleed offs should be investigated.
Response: *Decorative stone bleed offs have been added to areas of the road in which stormwater is directed to control erosion.*
12. Entry signage will be a separate zoning permit and shall be designed in accordance with Section 13 – Signs.
Response: *Acknowledged, the applicant has been made aware of this requirement.*
13. An Affordability Plan is required at the time of application per Section 3-09.4B.g in addition to an IHR identifying which units are to be affordable. They should not be adjacent to each other.
Response: *The applicant has been made aware and an affordability plan will be submitted.*
14. Provide Hold Harmless in accordance with Section 3-09.3 and a sample deed restriction of age restricted units for review.
Response: *Acknowledged, the applicant will provide one in accordance with section 3-09.3*
15. Is there a refuse collection facility?
Response: *Each unit will have individual receptacles for refuse collection.*

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,



Stephen Giudice, L.S.
Principal

Cc: AA Denorfia Building & Development