

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

IW# 1294

1330 Curtiss Street

David Lavallee ; Asst. Town Planner/ Environmental Land use Planner

Date: 10/5/2021

1 Can the detention pond outlet be swapped to the north side thereby avoiding the grading within the Upland Review Area?

RESPONSE: THE OUTLET WOULD BE TOO CLOSE TO THE LARGE INLET FROM THE NORTH.

2 Is a sidewalk waiver being requested?

RESPONSE: A SIDEWALK WAIVER IS REQUESTED UNDER SEC. 4-06.4-A&B OF THE SUBDIVISION REGULATIONS.

3 Any debris within/around wetland should be removed.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #23 UNDER "STANDARD SITE PLAN NOTES".

4 All planting shall be native in origin.

RESPONSE: A NOTE IS ON SHEET G-1 UNDER "LANDSCAPE NOTES" AS NOTE #5.

5 The term "Industrial Park" is specific to certain developments which this does not seem to conform to, can the name be changed?

RESPONSE: THE TERM "INDUSTRIAL PARK" HAS BEEN CHANGED TO "BUSINESS PARK" ON THE TITLE BLOCKS.

6 Throughout the entire development, please provide erosion control at the toe of slope associated with grading around these buildings?

RESPONSE: A SILT FENCE HAS BEEN ADDED AT THE TOE OF SLOPE ON ALL THE LOTS.

7 Lot 1 should show the building pulled back at least 10' from the buffer to allow the construction.

RESPONSE: THE BUILDING ON LOT 1 WAS MOVED TO BE 12' FROM THE LANDSCAPE BUFFER.

8 Signage approval will be separate.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #24 UNDER "STANDARD SITE PLAN NOTES".

9 Outside storage approval will be on a lot by lot basis under Site Plan review.

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RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #25 UNDER “STANDARD SITE PLAN NOTES”.

10 Is the site phased? If not, a Special Permit will be required (4 acres or greater).

RESPONSE: THE PROPERTY IS PHASED AND A PHASE LINE IS SHOWN BETWEEN LOT 4B AND 5.

11 All slopes greater than 3:1 should be matted and seeded with hydroseed.

RESPONSE: A NOTE IS LOCATED UNDER “EROSION AND SEDIMENTATION CONTROL NOTES” ON SHEET G-1 AS NOTE #21.

12 The level spreader should be either stone or permanent geotextile fabric with rip-rap strip at the toe of slope.

RESPONSE: WE ARE PROPOSING A MODIFIED RIP RAP APRON.

13 Do all standard lots meet the 100’ frontage? Is Lot 8 the only rear lot?

RESPONSE: ALL STANDARD LOTS MEET THE 100’ FRONTAGE. LOT #8 IS THE ONLY REAR LOT.

14 Lot 7 will need check dams mid slope in the front yard area.

RESPONSE: SILT SOXX HAVE BEEN ADDED MID SLOPE ON LOT 7.

15 CB’s on Lot 7 should have straw wattles.

RESPONSE: SILT SOXX HAVE BEEN ADDED TO THE CATCH BASINS.

16 The 30’ planted buffer will likely apply to the existing house on 120 Curtiss Street as well as the Yorski property to the north.

RESPONSE: SEE SECTION 5-00.3. THE BUFFER APPLIES TO RESIDENTIAL ZONES OR SUB DEVELOPMENTS (SUB) NOT I-2 ZONE (RESIDENTIAL NONCOMFORMING USE). A ROW OF STREET TREES HAVE BEEN ADDED ALONG THE NEW ROAD IN FRONT OF 120 CURTISS STREET.

17 All existing encroachments of material shall be removed from State/Town property, especially along the trail.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #26 UNDER “STANDARD SITE PLAN NOTES”.

18 A Phase I will be required.

RESPONSE: A PHASE I WILL BE PROVIDED.

19 Is a soils report available?

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RESPONSE: A SOILS REPORT WILL BE PROVIDED.

20 How much, if any, material will leave the site?

RESPONSE: THE PLAN MEETS SEC. 11-16-5/A

21 Is the road to be privately owned?

RESPONSE: THE ROAD WILL NOT BE PRIVATELY OWNED.

22 The proposed l.o.c. should be staked and inspected prior to clearing.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #27 UNDER "STANDARD SITE PLAN NOTES".

23 Please respond in writing.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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