



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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July 26, 2023

Planning and Zoning Commission
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385
Attn: Jonathan Mullen, Planning Director

RE: Response to Comments
Phase II Site Plan Review
122-124 Boston Post Road
Waterford, Connecticut

Dear Mr. Mullen & Members of the Commission:

On behalf of Kincora Waterford, LLC (Applicant and Owner), RJ O'Connell & Associates, Inc. (RJOC) is respectfully submitting this response to the comments received from the Town. Enclosed are twelve (12) copies of the full plan set dated 7/25/23. The revisions and sheets revised to address the comments include the following:

Environmental Planner Comments – 6/30/2023:

- 1) *Comment: The existing CB at the south end of the parcel should not be used as part of the temporary sediment trap. This structure discharges to the existing subsurface detention system in the Aldi's parking lot and should not receive construction stormwater run-off.*
Response: The Demolition and Erosion Control Plan (Sheet C-1A) has been revised to include a temporary swale which directs the construction stormwater run-off to a temporary sediment trap. The temporary sediment trap has been located adjacent to the existing catch basins as that is the lowest area on the parcel under construction. This design will allow all sediment to be trapped in the sediment basin before entering the catch basin. The temporary sediment trap will have an overflow rip rap spillway that is directed to the existing catch basin first, then to the new catch basin once installed and the existing catch basin is removed. Both catch basins will have inlet protection and filter bags installed. Additional details for the temporary drainage swale and stone check dam have been added to Sheet C-5. Inspection and maintenance requirements for the temporary sediment trap have been added to Section 6.2 of the Erosion and Sediment Control Narrative on Sheet C-1C.
- 2) *Comment: ESC plan needs to indicate location, size, and volume of temporary sediment trap separate from the stormwater CB unit.*

Response: The temporary sediment trap is sized to hold a volume of 134 cy/ac (150 cy total) and is based on contributing areas as depicted on the Demolition and Erosion Control Plan (Sheet C-1A) and noted in the Erosion and Sediment Control Narrative, Section 3: Construction Sequencing, Note F (Sheet C-1C).

- 3) *Comment: Include temporary sediment control protection in adjacent off-parcel catch basins.*

Response: Temporary sediment control protection has been added in adjacent off-parcel catch basins as depicted on Sheet C-1A – Demo and Erosion Control Plan.

- 4) *Comment: Installation of the sub-surface detention chambers should be field-inspected during construction by design engineer to verify material type, depth and installation.*

Response: Subsurface Infiltration Field, note (3) has been revised to state the following: “Contractor shall notify engineer of schedule to install infiltration system to allow the design engineer to verify material type, depth, and installation of the field. As-Built Plan shall include all inverts for the subsurface detention system. Field inspection and As-Built verification of system shall be required.” (See Sheet C-2 – Grading and Drainage Plan).

- 5) *Comment: As-built plan of the development to include all inverts for sub-surface detention system.*

Response: See response to Comment (4) above.

- 6) *Comment: Extend the temporary construction entrance to a minimum length of 50 ft.*

Response: The Temporary Construction Entrance has been extended to a length of 50 feet as depicted on Sheet C-1A – Demo and Erosion Control Plan.

Note: Inspection and cleaning requirements for all stormwater structures, including the isolator row in the ALDI parking lot subsurface infiltration system have been added to the Erosion and Sediment Control Narrative, Section 3, and Section 6.5 on Sheet C-1C.

Fire Marshal Comments – 7/6/2023:

- 1) *Comment: I don't have any comments for the project so far. I'm not a fan of the parking lot design and the fire apparatus needing to back in, but it appears there aren't any other choices for the small foot print.*

Response: Sheet FT-1 (Fire Truck Turn Plan) shows the fire truck circulation around the parking lot without the need for the truck to reverse in.

Utility Department Comments – 7/12/2023

- 1) *Please provide flow data estimates or provide actual flows from like facilities in business for at least 5 years.*

Response: Chipotle has a store close to this location and based on actual water meter readings the store will use approximately 1600 gallons per day (gpd). The water information from the other store is as follows:

**Actual Use for a 4 month period was 25,400 Cu Ft (between 5/10-9/13)
25,400/4 mos. = 6,350 cu ft per month
6,350/30 days (avg) = 211.66 cu ft per day
211.66 x 7.481 (conversion) = 1,583.33 gallons/day.**

Traffic/Police Department Comments – 7/12/2023

- 1) *After reviewing the updated plans and traffic impact study provided by the engineers, all previously discussed concerns have been adequately mitigated. I have no further comments for review.*

Response: Acknowledged. No response necessary.

We anticipate these revised plans will adequately address your comments.

Please do not hesitate to contact me at brian.mccarthy@rjoconnell.com or at 781-279-0180 x101 if you have any questions or need any additional information.

Sincerely,
RJO'CONNELL & ASSOCIATES



Brian McCarthy
Principal

cc: William McCabe (Kincora Development)
Mark Mancuso (Kincora Development)
William R. Sweeney, Esq. (Tobin, Carberry, O'Malley, Riley & Selinger, P.C.)