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September 6, 2024

Ms. Suzanne Simone
Environmental Planner
Glastonbury Conservation Commission
2155 Main Street
Glastonbury, CT 06033

**RE: Engineering Review Comments – Main Street Mixed-Use Development
2277-2389 Main Street | Glastonbury, CT**

Dear Ms. Simone:

Please find below our responses (*in italics*) to the Engineering Review Memorandum, dated August 30, 2024, made by Daniel A. Pennington, P.E. Town Engineer/Manager of Physical Services for the Town of Glastonbury, regarding the above-referenced project.

1. Engineering Division review of this project to date has been focused on stormwater management and erosion and sediment control plans. Additional detailed review of the site plans will be performed in the future as the design progresses. Said review will result in comment in conjunction with Town Plan and Zoning Commission review.

Benesch – *Acknowledged.*

2. The stormwater management report sufficiently demonstrates that the proposed project is consistent with Town standards for stormwater management. The text following the peak flow comparison table on page 10 should be revised to clarify that peak flow reduction will not be required on this side due to location within the relevant watershed.

Benesch – *The stormwater report has been revised to reflect no requirement in peak flow retention under the Peak Flow Comparison Table as follows, “Total site peak flows are not required to be reduced or maintained under proposed conditions due to the site’s location at the tail-end of the local watershed and proximity to the Connecticut River. As shown above, this development proposes a small increase in peak flows for all design storms. The proposed development will only increase impervious coverage by approximately 3% from existing conditions.”*

3. Applicant should confirm that the computation of the water quality volume retained with bioretention area 1 was computed below the riprap weir elevation and include a statement to this effect in the Stormwater Management Report.

Benesch – *Description of accounted for water quality volume has been added to the Stormwater Management Report under section 4.2.1 Compliance with Local Criteria stating, “Water quality volume provided in Bioretention Area 1 accounts for all storage volume below the lowest “top of weir” elevation as shown on the Grading and Drainage Plan ‘Riprap Filter Weir 1’.”*

4. The proposed maintenance plan for the stormwater management system should be summarized with a schedule on Sheet C3.0 and note that such maintenance is the responsibility of the property owner.

***Benesch** – A Long-Term Stormwater System Maintenance Plan table has been added to sheet C3.0 describing structures, measures, and schedule for maintenance of the stormwater system.*

5. The limit of the 100-foot upland review is difficult to discern on the plans and should be better labeled for clarity.

***Benesch** – On sheets C1.0 Demolition & Preparation Plan, C1.1 Erosion & Sedimentation Control Plan and C3.0 Grading & Drainage Plan the 100-ft upland review limit line has been made bolder and called out.*

6. Proposed storm drainage connections from the upper-level drainage structures to the lower-level pipes and catch basins should be depicted and labeled on sheet C3.0 to confirm design intent.

***Benesch** – Roof leaders and plaza level drainage is currently still at a schematic level and will be coordinated and properly reflected on the plans once plumbing/structural/architectural plans are brought to a significant level of completion. A callout has been revised on Sheet C3.0 as follows, “All plaza level drainage will be hard piped to the drainage system (as shown on plan) in the lower-level parking area”*

7. The erosion and sedimentation control plan on sheet C1.1 describes two temporary sediment traps labeled as “Temporary Sediment Trap 1” that do not meet the required size. Notes should be included as to how the lack of capacity of these sediment traps will be addressed during construction including needs for more frequent maintenance.

***Benesch** – The temporary sediment traps on C1.1 Erosion & Sedimentation Control Plan are referenced as 1, 2, and 3. The required volume as specified on the plans was describing total temporary sediment trap (TST) volume for the entire site, callouts have been revised to specifically denote required volume of each TST. Additional notes have been included in the callouts to specify depth of each TST and notes for cleaning and dredging once bioretention area 1 (TST-1) is fully established and erosion control measures are no longer required.*

8. The proposed construction entrances depicted on sheet C1.1 should be revised to locations that are unpaved and will not inhibit parking and access to occupied buildings in the project area during construction. Applicant should review proposed construction staging and sequence and define how construction equipment will be entering and leaving the project site and how parking and access for existing businesses will be provided during construction.

***Benesch** – Since there is no existing access to the site that is unpaved, the construction entrance has been revised to show in the location of the main entrance to the existing bituminous parking lot, see sheet C1.1 Erosion & Sedimentation Control Plan. Notes have been included to coordinate all construction entrance locations with neighboring owners / tenants and to ensure there is adequate protection / accessibility for pedestrian and vehicular traffic during construction for neighboring properties and Main Street. The contractor will provide staging and phasing plans, using their expertise in site construction as well as their discussion with the owner and tenants. Additionally, a note has been provided on Sheet C1.1 stating, “The contractor shall provide a staging plan and a phasing plan, for review and approval by the Engineer and the Town, prior to site mobilization.”*

9. The erosion of sediment control narrative on sheet C1.3 should include the area of disturbance and should address needs for project phasing as may be required.

***Benesch** – The ‘Temporary E&S Measures Maintenance Schedule’ on sheet C1.3 Site Preparation & Erosion Control Notes has been revised to include three (3) notes as follows:*

- 1. The project proposes to disturb approximately 4.90 Acres.*
- 2. The contractor is responsible for the coordination of phasing during construction to ensure accessibility to all existing neighboring and on-site tenants / owners to remain during and after construction.*
- 3. Phasing requirements during construction are subject to change for specific owner / tenant use of neighboring and existing to remain businesses / residences as request by the town, directed by engineer, or as determined necessary by the contractor to ensure safety and accessibility.*

Please feel free to call (860-494-4359) or email (wwalter@benesch.com) with any questions.

Respectfully Submitted,
Alfred Benesch & Company

A handwritten signature in black ink, appearing to read "Will Walter". The signature is written in a cursive, flowing style.

Will Walter, PE
Senior Project Manager