

RESPONSES TO COMMENTS FROM PLANNING:

1. Provide Soil Scientist report and date wetlands were flagged.
A soil scientist report is attached.
2. Provide bond estimate.
A bond estimate is attached.
3. Drainage Calculations, Hydraulics & Hydrology Report references the 2004 Stormwater Quality Manual. Please use the Stormwater Quality Manual effective March 30, 2024.
The report has been revised.
4. Revise application to include applicable zoning regulations and project description.
Application has been revised.
5. Clarify the purpose/intent of 2 access drives in narrative.
The statement of use letter has been revised.
6. Provide copy of referral to New London Public Utilities.
A copy of the referral letter to New London has been attached. This letter and a set of plans was emailed to Joe Lanzafame on April 24, 2024.
7. Provide copy of CT DOT preliminary approval letter.
The project was submitted to CT DOT on April 12. The DOT preliminary comments letter will be provided once we receive it. They will not do a preliminary approval letter until the Town has approved the plans.
8. Revise Cover Sheet to include signature block in lower right-hand corner per Zoning Regulation (ZR) Section 17.4.21.
The cover sheet has been revised to provide the signature block.
9. Revise Cover Sheet to include Parcel ID: 005-027-000 under 1492 Hartford-New London Turnpike.
The cover sheet has been revised to include the parcel id.
10. Revise Cover Sheet to include "Owner" after applicant in lower left-hand corner.
The cover sheet has been revised.
11. Revise Sheet 2 to include signature block for Soil Scientist.
Bob Russo's signature block has been added to sheet 2.
12. Sheet 2, Show access to construction entrance on west side of property. Provide copy of any required easements from adjacent land owners.
The temporary access has been shown on sheet 2. As it is a temporary access, during construction only, a permanent easement is not necessary. And for the temporary access drive, it is the same ownership.
13. Sheet 2 & 3 indicate grading, silt fence, curtain drain and access drive on adjacent property to the southeast of the site. Please provide documentation from adjacent property owner allowing the construction said curtain drain and access drive.
All the work on the adjacent property is within an existing easement, which is shown on sheet 1.
14. Sheet 2, silt fence is on property line and at the 50' upland review area, therefore it shall be staked out by LS prior to installation.
The silt fence has been installed, and it was staked out by an LS prior to installation.
15. Revise Sheet 2 to include location map per ZR Section 17.2.6.
The location map on the cover sheet has been revised to conform to Section 17.2.6.
16. Revise Sheet 3 to show landscape buffer completely within the property boundary and not impeding sight line. Include note on plan that landscaping buffer shall be maintained by property owner to not impede sight line.
The landscape buffer has been revised, and the requested note has been added in the upper right corner of sheet 3.
17. Revise Sheet 3 to remove existing curb cuts on Route 85.

- Notes have been added to sheet 3 for the removal of the existing curb cuts.**
18. Revise Sheet 3 to label "Construction Trailer" as "Office".
The building has been relabeled.
 19. Revise Sheet 3 to show on-site well.
The well that was shown on sheet 4 has also been shown on sheet 3.
 20. Revise Sheet 3 to include zoning compliance table per ZR Section 17.4.4.
A zoning compliance table has been added to sheet 3.
 21. Revise Sheet 3 to include size of proposed structures in square feet and approximate locations and size of all existing structures on the abutting properties which are within 100 feet of the property lines per ZR Section 17.4.8.
The square footage of the proposed building has been added to sheet 3. The location of the existing buildings have been added for the 2 lots that have permanent structures on them.
 22. Revise Sheet 3 to include location, size, height lighting and orientation of all signs, if proposed per ZR Section 17.4.13. If not shown on the approved site plan, a separate zoning permit application will be required for future signage.
No signs are proposed.
 23. Revise Sheet 3 to include location, size, height and orientation of all outdoor lightening, if any per ZR Section 17.4.14.
No outdoor lighting is proposed. The facility will only be functioning during daylight hours.
 24. Sheet 3 shows Phase II Material Storage Bay. Narrative provided indicates the layout and size of material storage bays is conceptual and subject to change. Any change to the approved plan will require an additional review and approval.
If the layout for the material storage bays changes, then a plan will be submitted.
 25. Revise Sheet 3 to include size and location of proposed conex boxes that are listed on Sheet 5 under Equipment List.
Connex box locations have been added to sheet 3.
 26. Sheet 3 indicates 10' x 15' concrete pad for 2 diesel tanks. Provide spill prevention controls and plans per ZR Section 4.11.11.3 2.b.13 (page 39).
The tanks will be double walled in accordance with DEEP requirements, and an oil separator has been added. A Pollution Prevention Plan has been added to sheet 5.
 27. Revise Sheet 4, General Note 1. To state "Green Site Design LLC" vs. CLA Engineers
Sheet 4 has been revised.
 28. Revise Sheet 5 to include note stating hours of operation per ZR Section 4.11.11.3 2. a.
The hours of operation have been added to sheet 5 near the bottom left corner of sheet 5.
 29. Revise Sheet 5 notes 1, 2 and 3 to include "Zoning and" before Wetlands Officer.
Sheet 5 has been revised.
 30. Revise plan to include requirements of ZR Section 4.11.11.3 2.b including sequencing narrative and items 1-17, as applicable.
The applicable information has been added to sheet 5. This is a processing facility not an excavation site, therefore test holes and quantities of excavated materials are not applicable (8,9,10,11).
 31. Revise plan to include maintenance and inspection schedule of Water Quality Basin.
Operation and Maintenance of Drainage System has been added near the bottom left corner of sheet 5.
 32. Revise plan to include construction sequence.
A construction sequence has been added in the bottom left corner of sheet 5.