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RECEIVED
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East Hampton
Land Use Office

October 25, 2021

Mr. Jeremy DeCarli, AICP
Planning and Zoning Official
Town of East Hampton
1 Community Drive
East Hampton, Connecticut 06424

**Re: Site Plan Modification
265 West High Street
Planning and Zoning Application # PZC-21-021
Inland Wetlands Application # IW-21-022**

Dear Mr. Decarli,

We are in receipt of staff comments summarized in your letter of September 27, 2021 and we offer the following responses:

1. Will there be any additional lighting installed, such as along the access ramp, access road or around the new parking area? If so, please indicate on the plan.

Response: Additional lighting has been added in the form of wall packs to mounted on the building. A detail has been added to the detail sheet and their locations are shown on the Site Plan.

2. Will there be any site signage, such as stop signs, directional signs, etc.? If so, please indicate on the plan.

Response: Two additional directional signs are now proposed. The first will direct customers around the north side of the building to the second-floor access point. We also propose an on-site 'STOP' sign for those same customers exiting eastbound along the front of the building.

3. What is the proposed roadway and driveway surface for the new proposed areas?

Response: The new driveway surface will be bituminous concrete and it has been noted as such on the plans. There are concrete pads proposed adjacent to the building at the second-floor access point where customers would unload. These areas are indicated on the plans as well.

4. The edge of the driveway is unclear in the area of the northwest corner of the building. Please clarify.

Response: The driveway limits are now depicted on the plans.

5. Please provide a maintenance schedule for the rain garden to ensure its continued proper operation.

Response: A maintenance schedule with activities to be performed before after significant rainfalls, semi-annually and annually is included in the attached Storm Water Analysis. The maintenance responsibility will remain that of the property owner and should be filed on the Land Records. If requested by staff, the maintenance schedule in the form of a checklist can be provided.

6. Please provide drainage calculations to justify the sizing of the rain garden.

Response: Storm water calculations are attached. As summarized in the Storm Water Analysis, the basin size and outlet configuration will reduce peak runoff flows for all storms up to and including the 100-year storm event.

7. A rip-rap splash pad should be considered at the end of the pipe conveying stormwater into the rain garden to minimize the potential for erosion.

Response: A Riprap pad was added to the pipe discharging into the rain garden and another added to the new outlet pipe from the rain garden as shown on the revised plans.

8. A buffer strip along the parking lot area near Long Hill Road should be considered.

Response: There is limited room to install a buffer strip along the front given the placement of the existing building. The plans have been modified to provide additional area between the proposed pavement and the top of the proposed retaining wall. A varying landscape width of 5' to 8' is now provided. Plant and shrub selection can be verified with staff prior to the P&Z application.

9. The parking which is shown inside the Middle Haddam Historic District will be subject to review by the Middle Haddam Historic District Commission.

Response: The parking that was previously depicted was not required to meet Zoning Regulations. These paved areas are primarily to accommodate vehicle maneuvers to and from the second-floor access area. The parking stall delineations have been removed from the plans.

If you have any additional comments, concerns or questions, please do not hesitate to contact me.

Truly Yours,



Robert V. Baltramaitis, P.E.