



Town of Clinton  
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### LAND USE OFFICE

February 25, 2016

Michelle Carlson, P.E.  
BL Companies  
355 Research Parkway  
Meriden, Connecticut 06450

RE: IWC 16-001R: "The Village at Mill Pond", 11 Killingworth Turnpike,  
Mill Pond Clinton L.L.C. (Applicant) Town of Clinton (Owner)

Thank you for your response to our February 2, 2016 Staff Comments. Wetlands Enforcement Officer Eric Knapp (WEO Knapp) reviewed the documents received through February 25, 2016. New comments are in bold.

On the Application for Wetlands Permit:

1. **This comment has been addressed.** The box for "Regulated Activity" should be checked.
2. **This comment has been addressed.** As to No. 6 – the Zone is "IDZ".
3. **This comment has been addressed. The project has been deemed a "significant activity". Prudent and Reasonable alternatives have been provided under the guise of "concept" sheets. The applicant should be prepared to explain how the alternatives differ from the project as proposed.**
4. On No. 13 – Bullet 2 – Site Plans –
  - a. **This comment has been addressed.** As to Check No. 2 – Location Map. On the first page of your plan and Sheet BS-1, the scale needs to be 1" = 800'.
  - b. On Check No. 4 – Existing and Proposed Structures:

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- i. **This comment stands.** Existing Structures – the dimensions, including height, are required to be shown.
  - ii. **This comment stands. The number of stories has been provided. The height of the proposed structures is needed.** Proposed Structures – the dimensions, including height, are required to be shown.
  - iii. This comment has been addressed. Information on Abutting Properties within 75' of the Common line.
5. **This comment has been addressed.** As to Check No. 6 - Flood Hazard/flood Zone.

On the Notification to the State Public Health Department

6. **This comment stands.** Whenever notification is mandated to the water company, the notification must also be made to the State Department of Public Health (DPH). Since this sanitary septic system is under the jurisdiction of the State of Connecticut Department of Energy and Environmental Protection, please send us a letter to that effect that notification was not sent to the DPH along with the name of your contact person at the DEEP.
7. **This comment stands.** We are requiring a letter from the DEEP stating that there is adequate water supply for this project as proposed.

On the Site Plan:

8. This comment has been addressed. On the cover sheet, the year should be "2016".
9. **This comment has been addressed.** On the first page and on Sheet BS-1, the scale needs to be 1" = 800'.

On compliance with Clinton Inland Wetlands and Watercourse Regulations (IWC Regulations) Section 7:

10. **This comment has been addressed.** As to Section 7.3c – Applicant's Interest in Land.
11. **This comment has been addressed. See Comment 3 above.** Prudent and Reasonable alternatives.
12. This comment has been addressed. As to 7.3h – Limits of Work.
13. **This comment has been addressed in part.** As to 7.4 – "Significant Activity". **See "New Comments on February 25, 2016" below.**
14. **This comment has been addressed.** As to Section 7.6 – Effect of Project on Abutting Municipalities.

General Comments:

15. **This comment stands.** The proposed activity was deemed a "significant activity".
16. **This comment as to Section 7 has been addressed in part. See "New Comments on February 25, 2016" below.** The elements of Section 9 have been addressed. If the IWC deems your project meets the

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definition of a "significant activity" then the elements of Sections 7 and 9 of the IWC Regulations must be met including but not limited to the submission of reasonable and prudent alternatives to the proposed activity(s).

17. **This comment stands.** Because the public hearing on February 2, 2016, **has been continued to March 1, 2016**, in accordance with the Section 9 of the Clinton Inland Wetlands Regulations all materials for the public hearing should be submitted as soon as possible.

Additional Site Plan Comments

18. **This comment has been addressed.** As to Page GD-2 – the title of the sheet should be "drainage".

The Connecticut Water Company

19. **This comment stands.** The concerns in their January 27, 2016 letter need to be addressed.

Engineering Comments

20. **This comment stands.** The comments in their February 2, 2016 letter need to be addressed.

**NEW COMMENTS on February 25, 2016:**

**21. On the Concept Plans:**

- a. It appears the "Concept Plans" are the prudent and reasonable alternatives. The applicant should be prepared to explain the difference on these from the proposed activities.
- b. As to CP-7A, the Assessor's Property Address is 11 Killingworth Turnpike.
- c. As to CP-8: the Assessor's Property Address is 11 Killingworth Turnpike.

**22. On Inland Wetland and Watercourse Regulation Section 7.4 (Significant Activity)**

- a. **As to Section 7.4a Site Plans**
  - i. As to Section 7.4a.3 – on the appropriate site plan page, the "mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S.S.C.S. needs to be shown".
  - ii. As to Section 7.4a.4 – Contours. On Page SP-1, a note should be added to the "box" indicating what plan page the contours are shown on.
  - iii. As to Section 7.4a.5 – Limit of Grading. The elements required in this section must be shown on the appropriate site plan page.
- b. **As to Section 7.4b – Engineering Reports.** Two copies of the updated reports should be submitted to the Land Use Office.

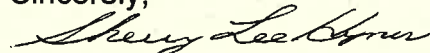
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- c. **As to Section 7.4c – Ecological Communities. If not provided by the project's soils scientist, this should be done.**
- d. **As to Section 7.4d – Biological Evaluation. The elements of this section if not provided, should be provided by the project's soils scientist.**
- e. **As to Section 7.4e – Project Effect Upon Watercourse. A written report addressing all elements of this Section should be submitted.**

If you bring revised plans to the March 1, 2016 Continued Public Hearing, you should bring a digital copy as well as three copies. If you bring other new information to the continued public hearing, you should bring the original plus nine copies with the exception of the revised drainage calculations for which two hard copies should be submitted.

Should you have any procedural questions, please call or e-mail me ([shynes@clintonct.org](mailto:shynes@clintonct.org)). Should you wish to discuss the technical details of this letter, please do not hesitate to contact WEO Eric Knapp by phone or e-mail ([eknapp@clintonct.org](mailto:eknapp@clintonct.org)).

Sincerely,



Sherry Lee Hynes  
Land Use Technician

/slh

E-mailed to:

Michelle Carlson, P.E.  
Mill Pond Clinton LLC  
Frank Watkins  
Peter Sipples, Esquire  
Jon Hendel  
Bruce Farmer, First Selectman  
IWC  
Eric Knapp, WEO  
Wade Thomas  
R. Richard Snarski, RSS