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April 26, 2016

Linda Painter, Director of Planning and Development  
4 South Eagleville Road  
Mansfield, CT 06268-2599

Re: Meadowbrook Gardens - Meadowbrook Lane - PZC #1284-3

Dear Linda:

The following is in response to the comments we have received from BSC Group and staff regarding the above referenced application.

Response to your review memo dated April 6, 2016:

Article Five:

Section A.5.3.D - Site Plan Requirements

- Signatures and seals will be provided on final plans.
- Zoning districts have been added to sheet 4 of 5.
- Abutter information on north side of Meadowbrook Lane has been added to sheet 4
- Volume of fill has been noted on sheet 5.
- Revised walkway along south side of Meadowbrook Lane has been added to appropriate sheets.
- Volume of fill has been noted on sheet 5.
- DEEP site does not show any Stratified Drift Aquifer in the vicinity of this site. The Flood Hazard Area is located to the south of this site and does not include any portion of this site.
- Proposed refuse and recycling (dumpsters) areas have been added to appropriate sheets.
- Existing tree line and proposed edge of clearing limits have been clearly depicted on sheet 4.
- Areas to remain undisturbed have also been depicted on sheets 4 & 6.
- Recreational Facilities have been explained in a letter from Uniglobe Investment LLC.

Section A.5 - Site Plan Approval Criteria

- Waste disposal areas have been added to the plan. Uniglobe Investment LLC already has a strict lease and management plan to protect the natural environment along with nuisance control as part of the first phase and will be applied to this phase also.
- Vehicle and pedestrian access has been modified to address comments we have received.
- Sidewalks/bikeways/trails - Along the east side we propose to connect a wood chip path to the existing path constructed as part of Phase I. There is presently a proposal to construct a walkway along the southerly side of Meadowbrook Lane the entire length of the site frontage.

- Lighting Plan - Sheet 10 depicts the location and types of lighting proposed.
- Architect's letter addresses the passive solar/energy conservation techniques.
- Management of construction traffic is depicted on sheet 6.
- Protection of significant trees have been depicted on sheets 4 & 10.
- Overall design has been addressed in the Architect's letter.

Article Six - Performance Standards:

Section B.4.J. -Waste disposal has been addressed above.

Section B.4.M - DEEP mapping does not list this site as being in an Aquifer Area. Underground propane tanks are not a hazard to ground water and a storm water management plan is part of the proposed plans and noted on sheet 6. Landscape management has been noted on sheet 10.

Section B.4.N -Architect's letter describes how energy considerations are a part of the building designs and proposed landscape plan has provided substantial buffering between the proposed improvements and the southerly side of Meadowbrook Lane protecting neighboring properties on the north side of Meadowbrook Lane.

Section B.4.Q.1- Landscaping

- Landscape plan has been revised to address Rudy Favretti's comments and John Alexopoulos will be meeting with Rudy Favretti to review revisions.
- Additional plantings have been added along the east side of project.
- Umbrella Pines have not been used and John Alexopoulos will discuss options with Rudy Favretti.
- Additional screening has been added to the rear of building facing Meadowbrook Lane.
- Storm water structures are depicted on landscape plan.
- This site incorporates a huge amount of LID stormwater practices.
- Landscape plan does use many native species in the design.
- Sheet 4 identifies trees to be removed along with those to be retained.

Section B.4.Q.2 - Landscape buffers - Sheets 2, 4, 6 & 10 depict areas to be protected by conservation easement, landscaping, protection of existing vegetation and limiting areas of disturbance, especially in the areas of steep slopes. Uniglobe Investment LLC owners have committed to installing a fence between the existing Phase I and the condominiums to the east of their project and details will be worked out with the Condominium Association.

Section B.4.R. - We believe we meet all of those standards listed.

Article Eight - Dimensional Standards:

Section B.9 - Highway Clearance Setback - Plans have been revised to meet the setback requirements.

Article Ten - Special Requirements:

Section A.4.B - We have no plans to extend the sidewalk to Eastern ballfields.

Section A.4.D - Buildings have been adjusted to meet the 50 feet separating distance requirement.

Section A.4.H - The proposed site will consist of 14.79 acres with the addition of this phase to the project and is one site under the same ownership and management.

Section A.4.J - Bike racks have been proposed at each building and a proposed wood chip path is proposed on the east side to connect to the existing path.

DMR District (Section A.6):

Section A.6.D - Architect has revised plans showing building height in relation to average grade.

Section A.6.E - Architect has addressed minimum floor area.

Section A.6.F - Plans have been revised to exceed or meet the 50 foot minimum distance between structures.

Section A.6.G - Buildings have been setback 10' from parking spaces.

Section A.6.H - Plans have been revised to include a Conservation Easement (0.94 acres) along the southerly portion of this site. See letter from Uniglobe Investment LLC regarding active recreation to be installed on Phase I and along with use of the maintenance building.

Section A.6.I - Courtyard exceeds 50 foot width requirement.

Section A.6.K - These units will not be income restricted.

Signs (Section C):

- Entrance median and sign have been eliminated.

Parking Requirements (Section D):

11. Handicap parking spaces have been revised.

12. Fire emergency vehicle turnaround exists from parking area nearest Meadowbrook Lane (see Fire Marshal comments) has been addressed with load bearing grass pavers.

17. Lighting has been depicted on sheet 10.

19. The proposed plans conform to the interior parking lot landscaping as the proposed site has more than the required landscaping in the center and along the interior edges of the proposed parking and driveway accesses. The interior parking lot requirements designed are similar to the Eastbrook Mall parking lot.

Cut/Fill (Section H):

- Volume of excess topsoil is noted on sheet 10.

Architectural/Site Design Standards (Section R):

- Architectural and design standards - addressed by Architect's letter.

Article Thirteen:

Amendments to the Zoning Map - required information supplied or in the process of being provided.

Reply to comments submitted by BSC Group:

Stormwater Review Comments;

1. No reply required
2. No reply required
3. No reply required
4. Plans were revised to use six (6) inch diameter pipes and calculations have been attached to substantiate that six (6) inch diameter piping is sufficient.
5. Revised to show twelve (12) inch diameter piping as recommended.
6. Calculations have been attached to substantiate that six (6) inch diameter piping is sufficient.
7. Catch basin #4 top of frame elevation has been corrected.
8. Outlet detail for detention area has been provided with elevations.
9. Outlet detail for detention area has been provided with elevations.
10. Catch basin #7 has been re-located in conjunction with modifications to the plan. The contributing area to catch basin #7 has also been increased, hence the storage capacity of the reservoir comprised of 4' galleries has also been increased. The catch basin is now located such that minor flooding will not impact any driving paths, and in severe conditions, will only impact those parked in the immediate area of the catch basin. Our calculations indicate that the double Type II catch basin grate will ingest flows from a 50-year storm event with a depth of flow at the perimeter of the catch basin of only 3 inches.

We have also increased the diameter of the culvert from the catch basin to the row of galleries to 12-inches. Our calculations indicate a 12-inch culvert will handle the maximum discharge from a 50-year storm event with inlet control causing a headwater depth of about 15 inches – which we find acceptable.

With the above-mentioned modifications, we feel the new catch basin location and size will adequately address the 50-year storm event and that installation of a culvert leading to the bottom of the slope would be both over-kill and contrary to attempts to minimize disturbance outside of that shown.

Erosion & Sedimentation Control Review:

11. Note has been revised as recommended.
12. Note has been revised as recommended.
13. Details have been added for temporary sedimentation traps.
14. A concrete washout area has been added along with a detail.
15. Erosion and sedimentation controls have been extended as requested.
16. Extra protection has been added in the way of hay bales on the back side of silt fence.

Sanitary Review:

17. All sanitary laterals are 4" SCH-40 PVC and inverts have been added to plan to ensure that there will be no conflicts with storm drains.
18. Note added to sheet 8 as recommended.
19. Revised plans have been submitted to Windham Water Pollution Control Authority for their review.

Wetlands Review:

20. No reply required
21. Slopes along the south end of project have been protected with a Conservation Easement.
22. The location of the stormwater basin can not be moved because of the elevation needed from the catch basin #3.
23. The proposed stormwater basin at the southwest side of development is located in the existing open area and will be a grass basin with gentle slopes and maintained by mowing. The basin will exit in the provided grass swale leading to the northerly basin protecting the existing slopes along the brook from any potential for erosion.
24. The proposed parking and drive at the southeast portion of the site is needed to provide appropriate parking and traffic circulation for this project.
25. We agree that weekly inspections of erosion and sedimentation control should be conducted along with maintaining erosion and sedimentation controls.

Traffic Impact Study:

Presently being completed.