


Criscuolo Engineering, LLC

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MEMORANDUM

To: Kristine Sullivan
From: James M. Pretti, Jr., P.E., L.S. 
Date: June 19, 2025
Re: 804 Fountain Street
Woodbridge, Connecticut

CE File No: 2025.400.02

cc:

The following items were received for review:

- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Cover Sheet – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 3/18/2025 - Sheet Number: A-001 and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Site Plan – Scale: 1”=40’ – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-1 and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Grading & Drainage Plan – Scale: 1”=40’ – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-2 and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Utility Plan – Scale: 1”=40’ – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-2A and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Soil Erosion Control Plan – Scale: 1”=40’ – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-3 and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Soil Erosion Control Details – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-3B and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Soil Erosion Control Plan – Scale: 1”=40’ – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-3 and prepared by Rose Tiso & Co. LLC
- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Details – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Number: SP-4 & SP-5 and prepared by Rose Tiso & Co. LLC

- “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Lighting Plan – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Numbers: SP-6 and prepared by Rose Tiso & Co. LLC
 - “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Landscape Plan – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Numbers: SP-7 and prepared by Rose Tiso & Co. LLC
 - “Residential Development – 804 Fountain Road, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC – Profile Plan – Scale: As Noted – Dated: 9/20/24 – Latest Revision: 03/2025 - Sheet Numbers: SP-8 and prepared by Rose Tiso & Co. LLC
 - “Site Engineering Design Report – Residential Development – 804 Fountain Rd, Woodbridge, Connecticut” – prepared for Fountain Ridge, LLC - prepared on March 21, 2024 and prepared by Rose Tiso & Co. LLC
 - Letter written by Hurwitz Sagarin Slossberg & Knuff LLC on March 28, 2025.
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As requested, the following are our comments:

Inland Wetlands

1. If approved, it is recommended that a note be added to the site plan which states that any activity, present or future, which involves clearing, regrading, filling, construction, or any other means of disturbance within the wetlands or the 100' upland review area is prohibited without the prior consent of the Town's Inland Wetland Agency. Any change to the footprint, configuration, or location of the proposed building and driveway shall also be subject to the review and approval of the Town of Woodbridge Inland Wetlands Agency.

Stormwater Management

1. If approved, it is recommended that a note be published on the site plan which states that the proposed stormwater management measures to be installed on the site are to be considered permanent fixtures. The property owner is responsible for the stormwater management measures continued maintenance in accordance with the published schedule, and for the preservation of their continued functionality. The stormwater management measures cannot be filled in, abandoned, left in disrepair, or otherwise altered without the prior consent of the Town of Woodbridge. It is recommended that this be also filed in the deed of record for the parcel in the Town of Woodbridge's land records office.
2. If approved, It is recommended that a note be published on the site plan which states that the certification shall be provided to the Town of Woodbridge by the design engineer, prior to the issuance of a certificate of occupancy, that the stormwater management measures were installed in substantial conformance to the site plan of record, in accordance with his overall design intent.
3. Under section 5.7 of the Town of Woodbridge Zoning Regulations the stormwater management measures must be consistent with by the 2004 Stormwater Quality Manual by the Connecticut Department of Environmental Protection Agency as amended. I believe this to now mean the 2024 version of the Manual.

4. The subsurface stormwater storage system appears to be in a cut along the west side. This varies from 4' to approx.. 13' below existing grades. There does not seem to be any test pit data for this area. Will this be additional rock cut? Will this create a bowl situation, where the water will be trapped by rock and empty at the only corner not in the cut?

Erosion and Sedimentation Control

1. It is recommended that a note be published on the site plan which states that the limits of disturbance (silt fence) shall be staked in the field by a licensed land surveyor prior to the start of construction. Certification shall be provided to the Town of plan compliance with the clearing limits and with the erosion and sedimentation control measures that were proposed.
2. Under section 5.5 of the Town of Woodbridge Zoning Regulations the erosion control measures must be consistent with by the 2002 CT Guidelines for Soil Erosion and Sediment Control as amended. I believe this to now mean the 2024 version of the Manual.
3. A phased approach to sediment barriers should be implemented. A single line of barrier at the bottom of a large disturbed area will most likely have failures during significant storm events.
4. I don't see a detail for the sediment basin. What will the outlet look like? How does the water discharge from this basin during extended rain events during construction and where will the water go?

General

1. It is recommended that bonding be required for the installation of the stormwater management, for the implementation of the erosion and sedimentation control measures, site stabilization, and for the establishment of a permanent vegetative cover. It is recommended that a bond estimate be submitted for review.
2. Has the Fire Chief reviewed the plans? Is the Chief comfortable with the turning movements for the fire apparatus? Is ladder truck access to only two sides of what is essentially a 5 story building acceptable?
3. The size of the existing sewer is not identified on the plans. Has the GNHWPCA been contacted to see if the existing sewer system has enough capacity to add the discharge from 96 new units to the system? Additionally, any interior structures that can be considered floor drains must connect to the sanitary system, not the stormwater system. This will need to be factored into the design flows.
4. The proposed sanitary pipes are shown to be 8" HDP; however, the sanitary manholes depict 8" PVC inverts. Please provide clarity on which is proposed. The GNHWPCA Permitting and Design Criteria Manual Section 3.2.1 does not allow HDP material for sewer laterals.
5. Have the volumes for cut and fills been calculated? Or at least the volume of rock to be removed?