

Response to Engineering Comments

To: Woodbridge Town Plan & Zoning Commission

From: Paul Rodrigues, P.E. / Solli Engineering
Jason Montagno, P.E. / Solli Engineering

Subject: Proposed Residential Development
804 Fountain Street, Woodbridge, CT
Project #: 25111001

Date: 08/18/2025

We have reviewed comments dated 5/28/25 from Justin LaFountain, AICP, for Attorney John Knuff and Kristine Sullivan for the Proposed Residential Development that will be located at 804 Fountain Street in Woodbridge, Connecticut. Below are the comments with our responses in **bold** when applicable.

Reference Materials

Engineering Report prepared by Solli Engineering, dated August 18, 2025

Civil Plan Set prepared by Solli Engineering, dated August 18, 2025

A. Overall

1. Please comment on the need (or lack thereof) for the City of New Haven to review this plan, as a portion of the property is located outside of Woodbridge.

No work will take place within the City of New Haven.

2. The monument sign shown on Sheet A-201 does not comply with the Woodbridge Zoning Regulations. As the property is located in the A Residential zone, any signage needs to comply with the regulations for residentially zoned property found in Section 4.3 of the Regulations. A variance may be required.

Required approvals for the monument sign will be sought subsequent to the Special Permit Application decision.

3. The elevator in the floorplans is listed as Elevator #1, however it does not appear that there are any additional elevators. Does this proposed elevator have the sizing and capacity necessary for residents moving in and out of the building? To that point, where will moving trucks be best able to access the building?

There is only one elevator for the building. The elevator is a 3,500 lb car that works for move-in and stretcher access. Moving trucks will unload outside of the main entry vestibule and load directly into the elevator. Move-in dates and times shall be scheduled through the site manager.

4. It appears that there is a refuse area in the parking portion of the building. Please provide details on what will be included in that area. Will garbage trucks have access to that area, and if so, how?

A forklift will transport the dumpsters located in the refuse area to the dumpster pad within the parking lot.

5. Additional colored elevation drawings, particularly showing the appearance of the building from the roadway, may be helpful to the Commission.

The owner will provide an updated color rendering of the building.

6. Approval from the Department of Transportation will be necessary due to the curb cut along Fountain Street. Any potential approval from the Woodbridge Planning and Zoning Commission will be contingent upon approval from the DOT.

An Encroachment Permit Application shall be submitted to the CT DOT for review and approval.

B. Cover Sheet

1. The revision table on the cover sheet does not match the rest of the plan set. Please ensure all tables are consistent

Please refer to the Cover Sheet (Sheet 0.00) for individual plan dates associated with the Civil Plans.

2. The calculation for the ground floor at 2,207 square feet does not appear to match what is shown on Sheets A-102A and B. Please review and revise accordingly.

The current Ground Floor Area is 23,047 sf, which reflects the Ground Floor being totally below grade.

C. Sheet SP-1

1. The Zoning, Parking and Land Coverage Tables have the following errors, please review and revise accordingly:
 - i. The impervious coverage and building coverages appear to add up to 28.3% based on the land coverage tables, however in the zoning table, the lot impervious coverage is listed as 29.9%.

Please refer to the Zoning Compliance Table on the Site Plan (Sheet 2.11) for impervious and building coverages.

- ii. The parking table notes that 4 ADA spaces are provided, however the drawings show 6 (note that 5 are required, with at least one being van accessible).

Six (6) ADA spaces have been provided, with one being van accessible. Refer to the Site Plan (Sheet 2.11) for more information regarding locations and signage.

2. The parking counts within the garage do not add up to the numbers provided. Please review and revise. Note that this will likely change the counts within the parking table.

The parking counts within the garage have been revised accordingly. Please refer to Sheets A-102A and A-102B of the Architectural Plans for more information.

3. A trash area is noted, however no details are provided for trash enclosures. Please provide details of how these areas will be screened.

A detail for the exterior trash enclosure has been provided on Sheet 3.01. Please refer to the Landscape Plan (Sheet 2.61) for additional screening.

4. Will there be a key card entry into the garage? If so, please provide a van- accessible space on the exterior of the building as well (it appears that the only van-accessible space is inside the garage).

Each building tenant that has underground parking shall be provided with a key fob to open the garage door. A van-accessible space is proposed on the exterior of the building. Please refer to the Site Plan (Sheet 2.11) for more information.

5. The parking table notes that a bike rack will be provided, however bike storage rooms are shown. Is the bike rack in addition to the bike storage areas? If so, please show where the bike rack will be located.

Bike storage rooms shall be provided on the ground floor of the building. Please refer to the Architectural Plans for more information.

6. There are four 'B' notations in diamonds located near the entrance, however they are not defined. Please define accordingly.

Letter notations in diamonds near the entrance correlate to the type of sign used. Refer to the Sign Legend on the Site Plan (Sheet 2.11) for more information.

D. Sheets SP-2/SP-2A/SP-3

1. There are several lines labeled SE which are undefined. I assume they are for electrical lines. Please define accordingly.

Lines labeled SE have been removed from the drawing set.

2. Are the electrical lines proposed to be underground? If not, can underground utilities be provided instead of overhead lines?

Underground electrical lines are proposed to run from the existing utility pole along Fountain Street to the transformer before entering the electrical room.

3. Are any stockpile areas proposed? If so, please include. If not, please disregard this comment.

Stockpile areas are proposed and shall be surrounded by silt fence for erosion protection. Refer to the Soil Erosion & Sediment Control Plans (Sheets 2.31-2.41) for more information.

4. Please note how soon after a heavy rainfall (excess of 1 inch) an inspection will occur.

Please refer to the Maintenance Program section of the Long Terms Operations & Maintenance Manual in Appendix E of the Engineering Report for more information regarding inspection frequencies.

E. Sheet SP-7

1. Very little lighting is shown near the entrance/exit of the site on to Fountain Street. Lighting to illuminate the entrance and exiting vehicles should be provided.

A pole mounted light fixture is proposed adjacent to the entrance/exit of the site. Refer to the Lighting Plan (Sheet 2.71) for more information.

Sheet SP-8

1. The number of trees/shrubs/etc. shown on the landscaping plan do not match the numbers in the table. For example, the switch grass total in the table shows 29, however I count a minimum of 41 on the plan itself. Additionally, the notations and lines are not at all clear, and some symbology is inconsistent. Please revise the table and site plan to ensure that the Commission knows what the final proposal includes.

Please refer to the Landscape Plan (Sheet 2.61) for information regarding plant quantities and locations.

2. Section 5.17.E does not appear to be fully met, which requires all landscaped areas within a parking lot to have a minimum dimension of one tree not less than 2" in caliper. At a minimum, the island at the northern end of the parking lot is missing a tree. Please review and revise to ensure the landscaping requirements are met.

Please refer to the Landscape Plan (Sheet 2.61) for more information regarding tree types and locations adjacent to the parking lot.

3. Please provide calipers for all trees to ensure compliance with the Regulations.

Calipers for all trees have been provided. Refer to the Plant Schedule on the Landscape Plan (Sheet 2.61) for more information.

4. Please ensure that all trees proposed in the parking lot area comply with the table in Section 5.2 of the Zoning Regulations.

Proposed trees in the parking lot area comply with Section 5.2 of the Zoning Regulations.

Thank you for providing the above comments. If you have any further comments or questions, please provide them at your earliest convenience.

Respectfully,

Solli Engineering, LLC



Jason Montagno, P.E.
Assistant Project Manager