

# Criscuolo Engineering, LLC

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James M. Pretti, Jr., P.E., L.S., Member  
Robert A. Criscuolo, P.E., L.S., (1957-2018)  
Mark D. Ballou, L.S.  
Charles A. Fisher, L.S.I.T.

Consulting Engineers  
Civil Engineers  
Land Surveyors

## MEMORANDUM

**To:** Kristine Sullivan  
**From:** James M. Pretti, Jr., P.E., L.S.  
**Date:** August 28, 2025  
**Re:** 804 Fountain Street  
Woodbridge, Connecticut



**CE File No:** 2025.400.02

**cc:**

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The following items were received for review:

- “Proposed Residential Development – 804 Fountain Street, Woodbridge, Connecticut” – prepared for Fountain Street Associates, LLC – Cover Sheet – Sheet Number: 0.00 - Scale: As Noted – Prepared by Solli Engineering
- “Existing Conditions Map - 804 Fountain Street, Woodbridge, Connecticut” – prepared for COR Realty Associates/ Mike Massimino – Scale: 1” = 40’ – Dated: 3/5/24 – Sheet Number: C-1 – Prepared by John Paul Garcia & Assoc.
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” – prepared for Fountain Street Associates, LLC – 500’ Abutters Map – Scale: 1” = 100’ – Dated: 8/18/25 – Sheet Number: 1.40 – Prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” – prepared for Fountain Street Associates, LLC – Site Plan – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.11 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” – prepared for Fountain Street Associates, LLC – Grading & Drainage Plan – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.21 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Soil Erosion & Sediment Control Plan-Phase I – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.31 – Prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC - Soil Erosion & Sediment Control Plan-Phase II – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.32 – Prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC - Soil Erosion & Sediment Control Plan-Phase III – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.33 – Prepared by Solli Engineering

- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Soil Erosion & Sediment Control Notes & Details – Scale: NTS – Dated: 8/18/25 – Sheet Number: 2.41 – Prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Utility Plan – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.51 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Landscape Plan – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.61 – Prepared for Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Landscape Details & Notes – Scale: NTS – Dated: 8/18/25 – Sheet Number: 2.62 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Lighting Plan – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.71 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Cross Section Location Plan – Scale: 1” = 50’ – Dated: 8/18/25 – Sheet Number: 2.80 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Site Cross Sections – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.81 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Site Cross Sections – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.82 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC - Site Cross Sections – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.83 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC - Site Cross Sections – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.84 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC - Site Cross Sections – Scale: 1” = 40’ – Dated: 8/18/25 – Sheet Number: 2.85 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.01 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.02 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.03 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.04 – prepared by Solli Engineering
- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.05 – prepared by Solli Engineering



- “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Detail Sheet – Scale: As Noted – Dated: 8/18/25 – Sheet Number: 3.06 – prepared by Solli Engineering
  - “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Trucking Turning Movement Plan – Scale: As Noted – Dated: 8/18/25 – Sheet Number: TT-1 – prepared by Solli Engineering
  - “Proposed Residential Development - 804 Fountain Street, Woodbridge, Connecticut” - prepared for Fountain Street Associates, LLC – Intersection Sight Distance Plan – Scale: 1” = 20’ – Dated: 8/18/25 – Sheet Number: ISD-1 – prepared by Solli Engineering
  - Letter Written by John W. Knuff, Esq. to Robert Klee, Chairman, Woodbridge Town Planning & Zoning Commission dated 8/19/25
  - Response to Engineering Comments letter written by Paul Rodrigues, P.E. and Jason Montagno, P.E. to James M. Pretti, Jr., P.E., L.S. dated 8/18/25
  - Engineering Report for the “Proposed Residential Development” prepared by Solli Engineering dated 8/18/25
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As requested, I have reviewed the plans prepared by Solli Engineering.

All previous comments from this office have been addressed.

The commission will need to determine if the notes recommended to be added by this office and responded by “a note may be provided at the discretion of the Commission” by Solli, will be made conditions of approval or not.