



September 1, 2020

Michele R. Lipe, AICP  
Director of Planning  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

Dear Michele,

In response to ongoing staff comments and feedback from the first public hearing regarding the above referenced application, enclosed for your review are revised plans dated 8/26/20 and supporting documents. The following is a summary of the supporting documents and plan changes:

- A. In response to questions about trip generation at the new intersection of Maskel Road and Abbe Road, our traffic consultant, Tessera Engineering, prepared a report dated 9/1/20 which estimates only 10 or 11 trips will use the new intersection during the peak hour.
- B. In response to a comment regarding bald eagles on site, our biologist consultant, REMA Ecological Services, LLC, visited the site and provided a report dated 8/31/20 concluding that the site is not suitable habitat for bald eagle breeding, nor were any nests found on the property.
- C. A gutter flow analysis and grate inlet capacity calculations were requested by the Town Engineer and a summary table is enclosed as a supplement to the previously submitted Drainage Report.
- D. The Plan Set has been revised either in this latest revision or the previous 8/12/20 revision to address comments from the Town Engineer's 8/10/20 memo as follows:
  - 1) Notes were added to sheet 6 requiring the north, west and south property lines to be staked prior to start of construction.
  - 2) The intersection radius at Abbe Road was increased to 35' and labeled as such on the intersection grading plan (sheet 7).

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- 3) A plan view was added to the roadway profile (sheets 9 & 10).
- 4) The line type scale was corrected on the profile (sheets 9 & 10) so that the existing centerline grade is now legible.
- 5) The 15" ACCMP in Abbe Road will be video inspected with DPW next week. The Developer will work with the Town to coordinate any repairs or improvements with the proposed work.
- 6) A catch basin (2A) was added to connect the YD between lots 8 & 9 as requested (see sheet 8 & 9).
- 7) A note was added to sheet 6 requiring Lot 6 driveway to remain under 10%.
- 8) A gutter flow analysis has been provided demonstrating that CB 6 & 7 will contain runoff without overtopping the crest of the hill. These catch basins were also increased to double structures to reduce flooding to less than half a lane width.
- 9) The intersection with Abbe Road was raised approximately 15" to provide the full intersection sight distance of 445' looking north. The sight distance looking south already exceeded 445'. The sightline plan (sheet 12) has been updated accordingly. The intersection grading plan (sheet 7) has been reoriented and expanded to show regrading of approximately 240' of Abbe Road. A vertical realignment plan & profile for Abbe Road (sheet 11) is also added to the plan set.
- 10) The applicant agrees to a condition of approval that street light type, number and location will be determined after discussions with Planning, Police and Eversource Electric.
- 11) In discussion with the Town Engineer we agree the Drainage Report is complete with the addition of the gutter flow analysis.
- 12) The footing drain for Lot 4 was redirected as requested and a note was added to sheet 8 indicating a backflow preventer for Lot 6 footing drain.
- 13) The applicant agrees to a condition of approval that WPCA approval is required prior to start of construction.
- 14) The applicant agrees to a condition of approval that all details will conform to the Town standard details. No specific deviations have been noted.

We trust staff and Commission have sufficient information to approve this project but if you have any questions or require additional information, please email or call.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Steele". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dana Steele, P.E.  
J.R. Russo & Associates, LLC