

April 13, 2022

Mr. James Hallisey, Zoning Agent
Andover Planning & Zoning Commission
17 School Road
Andover, CT 06232

RE: 580 Lake Road
Andover, CT

Dear Mr. Hallisey,

As requested, I performed a review of the following documents for the above referenced project.

- Plan set entitled “Land Development Plans Issued for Permitting, Proposed Retail Development, 580 Lake Road, Andover, Connecticut” Prepared for Garrett Homes, LLC, by BL Companies, dated November 18, 2021, as revised through March 18, 2022, sheets 1 through 33.
- “Stormwater Management Report for the Proposed Retail Development Located at 580 Lake Road, Andover, Connecticut” revised Appendix G dated November 16, 2021, as revised through March 18, 2022, prepared by BL Companies.
- “Traffic Study Proposed Retail Development, 580 Lake Road, Andover, CT” dated March 2022 prepared by BL Companies.
- Response letter dated March 18, 2022

The submitted responses generally address the comments from my March 14, 2022 review letter. The following comments remain.

1. 23.4c Frontage Improvements:

a. A sidewalk is proposed along the Lake Road frontage. The sidewalk should continue in a northerly direction up to the Route 6 pavement, with a landing area adjacent to the existing pedestrian button pole. This improvement is necessary to provide connectivity to an existing pedestrian way. The sidewalk should extend all the way to a landing at Route 6.

i. Improvements in the Route ROW are subject to DOT review and approval.

b. A new sidewalk landing connecting the proposed sidewalk with Lake Road at the southeastern corner of the site is recommended to allow for interconnection of the Rail Trail corridor with the new sidewalk. I incorrectly labeled the location of the desired landing. A landing should be shown from the new sidewalk out to Lake Road at the southwestern corner of the site, adjacent to the proposed driveway apron.

2. 24.4.D Traffic Access:

- a. *The proposed driveway connection to Lake Road is less than 100' to the adjacent driveway to the south. The reasoning for the selected driveway location and reduced separation should be provided for the record.* The traffic study states that adequate sightlines can not be met to the south of the Lake Road driveway intersection. A sightline demonstration should be provided showing that the distances can be met once clearing is completed. Trees and vegetation should be cleared. If work is required on abutting properties written permission for the work should be submitted for review by the Commission.

3. Stormwater Management Plan

- a. *The stormwater management report certifies that the plan is in general compliance with the Town of Andover Stormwater Management Standards, attenuates peak flow up to the 100-year storm event, and provided treatment in accordance with the Stormwater Quality Manual. Please see comments and recommendations that should be incorporated into the plan for consideration by the Commission:*
 - i. *The plan relies on a pervious pavement structure for zoning compliance, specifically as it applies to lot coverage calculations. The proper design, installation, operation, and maintenance of this structure are critical to maintain the pervious nature of the product. I recommend the following:*
 1. *A final engineered design for the pervious pavement structure, be submitted to the Town of Andover prior to issuance of a building permit.* Acknowledged by applicant. This should be a stated as a condition of approval and/or added as a note on the plans.
 2. *The design engineer oversee the installation and certify that it was constructed substantially in accordance with the design.* Acknowledged by applicant. This should be a stated as a condition of approval and/or added as a note on the plans.
 - ii. *The design engineer should oversee the installation of the subsurface detention and infiltration system and treatment structures and certify that they were constructed substantially in accordance with the design.* Acknowledged by applicant. This should be a stated as a condition of approval and/or added as a note on the plans.
- b. *Following are comments and questions related to the calculations:*
 - i. *The plan proposes approximately 7,500 square feet of pervious pavement structure over the easterly driveway and parking areas. The pervious pavement surfaces are not credited in the stormwater analysis as a conservative measure to account for winter freeze conditions. This approach is acceptable but may be overly conservative and result in unused storage capacity within the subsurface infiltration*

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system. It appears that the infiltration system has little to no outflow up to the 25-year storm event. Consideration should be given to discharging the building roof into the subsurface system to further encourage infiltration from impervious surfaces. The pervious pavement structure should function during all seasons, including during winter freeze conditions. Consideration should be given to adding the roof runoff into the subsurface infiltration system.

c. A culvert is proposed at the southwest corner of the property, which receives flow from the developed property to the south. Lack of maintenance of the pipe inlet could result in backflow conditions and impact an abutting property.

i. Rights to drain for the abutting property should be provided. Acknowledged by applicant. This should be stated as a condition of approval and added as a note on the plans.

Should you have any questions, please don't hesitate to contact me at (860) 367-7264.

Sincerely,



Brandon Handfield, PE
Civil Engineer