



January 13, 2021

Ms. Aimee Pardee, Land Use Director
Town of Redding
Zoning Department
P.O. Box 1028
Redding Center, CT 06875

**Re: Site Plan Application Peer Review Comments
Application #20-07Z – 296 Ethan Allen Highway
SLR #141.13052.00025.0030**

Dear Ms. Pardee:

Per your request, SLR International Corporation (SLR), formerly known as Milone & MacBroom, Inc., has completed a peer review of the above-referenced application on behalf of the Town of Redding Zoning Commission (the Commission). Ridgefield Motor Inn, Inc. (the Applicant) is proposing to demolish an existing two-story motel and construct a new three-story, 71-room Home2 Suites hotel with 146 paved parking spaces and associated site improvements. The site plan includes an area abutting the proposed hotel building for a future 5,668-square-foot restaurant building. Our review has been based on Town of Redding Zoning Regulations (the Zoning Regulations), latest amendment August 18, 2020, as well as applicable State of Connecticut regulations and standards.

To date, SLR has received the following application materials:

- Zoning Commission Application Form for Site Plan Approval
- Zoning Improvement survey plan prepared by Flynn & Cyr Land Surveying LLC dated September 3, 2019
- Architectural plans prepared by Mussachio Architects, P.C. (11 sheets) dated November 2, 2020
- Civil engineering plans prepared by R.J. Gallagher Jr. & Associates (four sheets) dated September 14, 15, and 25, 2020

Based on our review of the application documents received, we offer the following comments for consideration by the Commission and the Applicant.

1. Provide a signed and sealed existing conditions property survey plan.

2. Has permission been obtained by the Applicant for the proposed site demolition and restoration work located on the adjacent property to the north (#318) owned by the State of Connecticut?
3. The engineered site plan entitled "Site Utilities Grading and Erosion and Sediment Control Plan" is not consistent with the architectural site plan entitled "Site Layout Plan" regarding proposed limits of travelways, parking spaces, sidewalks, and curbing. The engineering site plan has 142 parking spaces, and the architectural site plan has 146 parking spaces. According to the lot data table on the architectural site plan, 146 parking spaces are required.
4. Based on the finished surface areas measured on the landscaping plan, SLR has estimated the proposed impervious coverage (including the future restaurant) is approximately 100,600 square feet or approximately 77 percent of the property area. According to Section 4.6 of the Zoning Regulations, the maximum impervious coverage in a Service Business (SB) zone is 75 percent.
5. Show existing contours on the proposed grading plan.
6. Provide cut and fill calculations indicating whether earthwork will result in net import or export of soil.
7. Proposed contours on the engineered site plan are shown continuous through curbs and elevated parking lot islands. Show grade breaks at curbs and parking islands and show high points for surface drainage.
8. What groundcover will be installed in the restaurant area between the time when the hotel building is completed and construction is started on the restaurant building?
9. The proposed grading plan lacks sufficient detail to verify drainage patterns, avoid low points near landscaped islands, provide minimum pitch to drain inlets, demonstrate compliance with maximum slopes included in the Zoning Regulations, and provide appropriate cross pitch on access driveways. We recommend the addition of spot grades, 1-foot contours, grade breaks at landscaped islands and curbs, and additional information as appropriate to clarify the intent of the proposed grading.
10. Provide a stormwater management report, including stormwater runoff rate calculations (existing and proposed), groundwater recharge volume (GRV) calculations, and water quality volume (WQV) calculations. Stormwater runoff rate calculations are to be based on a 50-year design storm. Stormwater calculations should be prepared in accordance with guidelines included in the *Connecticut Stormwater Quality Manual*.

11. Catch basins should be designed to trap and retain sediments that are heavier than water and the last catch basin prior to discharge to infiltrations systems shall capture emulsions and oils that are lighter than water in accordance with Zoning Regulations Section 5.3.3(e). Drywells with catch basin tops should not be used.
12. Provide inspection and cleanout access ports for the underground stormwater infiltration chambers.
13. The site plans include significant modifications within the Connecticut Department of Transportation (DOT) right-of-way along Route 7, including driveway changes, drainage connection, and areas of restoration. We recommend the Applicant consult with DOT on a preliminary basis to determine if these improvements are feasible. The new consolidated driveway presents several operational concerns and is unlikely to be approved by DOT. Concerns are related to the near proximity of the parallel drive aisle resulting in conflicts with entering vehicles and insufficient turning radii for inbound and outbound traffic.
14. Provide a stop bar and stop sign at the proposed driveway entrance in accordance with DOT requirements.
15. Per Zoning Regulations Section 5.6.11, Special Regulations Governing Properties with Access From Route 7, "For any project which proposes the creation or relocation of ten (10) or more parking spaces, an analysis by a professional engineer shall be submitted which evaluates the project's impact on Route 7 traffic flow in terms of safety, capacity and speed, especially in relation to present and projected peak hour volume."
16. There are six parking spaces showing at the southern corner of the property that are shown within the 15-foot minimum front yard parking setback. However, the existing site currently has 12 parking spaces within the 15-foot parking setback, so this would be a 50 percent reduction of parking spaces within this setback.
17. Parking spaces located adjacent to the hotel building, along the north, east and south and along the restaurant building to the west, should be located 10 feet from the building per Zoning Regulations Section 5.6.4.
18. A portion of the rear wall of the proposed hotel building is shown within approximately 6 inches of the edge of pavement for the vehicle travelway. How will the building be protected from vehicles contacting the building?

19. The proposed 2-foot vehicle parking space overhang over curb areas adjacent to the hotel and sidewalk buildings will result in a reduction of clear sidewalk width by 1.5 feet to 3.5 feet. A minimum clear width of 4 feet is required by the Americans with Disabilities Act (ADA).
20. The two proposed handicap-accessible parking spaces shown west of the restaurant building are not located near a public access to the building.
21. Provide two 14'x40' reserve loading spaces as required by Zoning Regulations Section 5.6.3. Loading spaces are to be located as close to the building as possible and in accordance with setbacks included in Zoning Regulations Section 5.6.4.
22. Provide a 12'x60' emergency lane reserved for fire apparatus, police, and rescue vehicles in accordance with Zoning Regulations Section 5.6.5(l).
23. Provide a design cross section for parking lot pavement in accordance with requirements of Zoning Regulations Section 5.6.5(d).
24. Provide design detail for curbing around parking lot islands and along edges of paved areas. Curbing is to be granite or concrete in accordance with Section 5.6.5(i).
25. Pedestrian walkways shown on the western end of the northerly parking lot island should be repositioned to be in line to provide contiguous passage through the island and should be elevated 6 inches above the pavement with ramps at each end in accordance with Zoning Regulations Section 5.6.5(j).
26. Proposed light post locations along the outside perimeter of the parking lot and driveway areas should be outside the 10-foot side, 10-foot rear, and 15-foot front setbacks for parking and loading facilities per Zoning Regulations Section 5.6.4.
27. Show proposed locations of all underground utility services, including electric, communications, and water supply lines.
28. Show proposed locations of septic systems and wells within 100 feet of the property line.
29. Provide fire protection cistern and connected hydrants in accordance with requirements of the town fire marshal.
30. Provide a copy of the Connecticut Department of Public Health (DPH) Public Water System Screening Form and DPH response for the proposed increase of population served by the existing on-site well to demonstrate adequacy of the water supply.

31. Provide a buried vault over top of the existing well with a watertight access cover for access to the well head for maintenance.
32. Will a backup generator be provided in case of a power outage?
33. Where will plowed snow be stored on site during the winter that does not impact parking areas, driveways, and landscaping?
34. Proposed storage building and dumpster enclosure are located within the 25-foot rear yard building setback. These structures should be moved out of the setback in accordance with Zoning Regulations Section 3.7 or a variance should be requested from the Zoning Board of Appeals.
35. Per Zoning Regulations Section 5.9.1(f), signs mounted on buildings shall not extend above the principal eave line.
36. Remove the proposed freestanding sign. Per Zoning Regulations Section 5.9.3(b), "There shall be no free standing signs except where site contains four (4) or more business establishments...."
37. Stormwater leaching chambers proposed south of the proposed septic leaching system for the hotel must be at least 50 feet apart in accordance with DPH Onsite Sewage Disposal Regulations and Technical Standards.
38. The proposed septic leaching trenches located south of the hotel building are shown to be installed under the parking lot islands. These islands are shown on the landscaping plans to be vegetated with trees and shrubs over the top of the septic leaching trenches. Light poles with concrete bases are also shown over the top of the septic leaching trenches within these islands. Trees, shrubs, and light poles cannot be placed over the top of septic leaching trenches according to DPH Onsite Sewage Disposal Regulations and Technical Standards.
39. A portion of the proposed upper septic leaching trench located south of the hotel building is shown within the area of the existing building footprint. The soil below the existing building may not be suitable for a septic leaching field and will likely become disrupted during building demolition.
40. Based on the proposed parking calculations, there are 81 spaces for the hotel (71 rooms @ one space/room + 10 employees @ one space/employee) and 65 spaces for the restaurant (130 seats @ one space per two seats). This equates to a design sewage flow of 11,475 gallons per day (gpd) according to the DPH Onsite Sewage Disposal and Technical Standards, which exceeds 7,500 gpd for the site and is thereby under the jurisdiction of the Connecticut Department of Energy & Environmental Protection.

71 rooms (transient hotel) x 75 gpd/room =	5,325 gpd
Two bedrooms (apartment) x 150 gpd/bedroom =	300 gpd
130 seats (restaurant) x 45 gpd/seat =	<u>5,850 gpd</u>
Total sewage design flow =	11,475 gpd

41. Show building footing drain discharge lines on the site plan (if applicable). If footing drains are installed for the building area housing the pool, the septic leaching system will need to be located at least 25 feet from the building foundation in accordance with DPH Onsite Sewage Disposal Regulations and Technical Standards.
42. Consider narrower species than *Abies concolor* (such as *Picea omorika*) to avoid future infringement onto the adjacent parking stalls.
43. There are two tree symbols on the landscaping plan identified as "PA" in the legend. One is called out as "QP," and the other has no callout, is located too close to a proposed sidewalk, and should be set back from the pavement.
44. There are eight red twig dogwood (*Cornus stolonifera*) located within fairly narrow landscape beds adjacent to the lobby entrance. Consider specifying a compact or more upright cultivar as these species will very likely overhang the walkway unless pruned. The plans note a 4'x4' mature habitat, but the species can easily grow larger.
45. Along the northern building façade, consider utilizing more shade-tolerant species (such as *Astilbe* or *Heuchera*) as the proposed species may struggle to flower, particularly the *Echinacea*.
46. Along the western property line, consider a more heat-tolerant species than the *Cornus*, which tends to struggle and wilt in the heat of the afternoon sun when not shaded by tree canopy.
47. Perennial red velvet yarrow (*Achillea millefolium*) does not appear to be located on the landscaping plan.
48. Provide a double-row evergreen hedge planting screen on site along the rear and east side property lines in areas adjacent to the existing single-family homes located at #280 Ethan Allen Highway per Zoning Regulations Section 5.7.1(d).
49. Show limits of the stabilized construction entrance on the site plan.
50. Show a symbol for inlet protection at locations of all catch basins.

51. A temporary sediment trap is recommended in the southern area of the site in addition to the perimeter silt fence barrier since this location will receive stormwater runoff during construction from over 1 acre of the site.
52. How will the proposed septic leaching areas be protected during construction from disturbance and compaction by construction equipment?

SLR recommends that the Applicant provide written responses to the Zoning Commission to address each of the review comments contained herein. Accordingly, additional and revised engineering reports, plans, notes, details, and calculations will need to be submitted by the Applicant for further review.

Sincerely,

SLR International Corporation



Todd D. Ritchie, PE, BCEE
Principal Civil Engineer

13052.00025.0030.j1321.ltr.docx