

TOWN OF MONROE
APPLICATION REVIEW TEAM COMMENTS

For: Planning and Zoning Commission Applications

PZC Application Number: SEP 2021- 01
Development Description: Last Mile Support Facility
Location of Development: 10 Victoria Drive
Department File Number: 1626

Comments By:

<input type="checkbox"/> Town Planner	<input type="checkbox"/> Fire Marshal
<input checked="" type="checkbox"/> Town Engineer	<input type="checkbox"/> Police
<input type="checkbox"/> Building Official	<input type="checkbox"/> Health

• Items marked with (*) are outstanding issues that must be addressed prior to completing the hearing. Please call to discuss these items as soon as possible.

Submission Data: (items shown as lightly shaded were not included in the latest submission)

- Plans:
- ~~0-00~~, Title Sheet, Proposed Last Mile Support Facility Land Development Plans Issued For Planning and Zoning Approval, 10 Victoria Drive...Prepared for FSI Acquisitions LLC 90 Goodway Drive Rochester, NY, by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SP-O, Overall Site Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SP-1, Site Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SP-2, Site Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SP-3, Site Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-2, **revised to 3-1-210.**
 - GD-1, Grading and Drianage Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - GD-2, Grading and Drianage Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SU-1, Site Utilities Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - SU-3, Site Utilities Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - EC-1, Sediment and Erosion Control Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - EC-2, Sediment and Erosion Control Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - EC-3, Sediment and Erosion Control Notes, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - EC-4, Sediment and Erosion Control Details, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - EC-5, Sediment and Erosion Control Details, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LL-1, Landscape Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LL-2, Landscape Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LL-3, Landscape Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LL-4, Landscape Notes and Details, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LL-5, Interior Landscape Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LP-1, Lighting Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LP-2, Lighting Plan, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - LP-3, Lighting Plan Notes and Details, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - GN-1, General Notes, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-1, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-2, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-21, **revised to 3-1-21.**
 - DN-3, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-4, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-5, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-6, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, **revised to 3-1-21.**
 - DN-7, Details Sheet, Proposed Last Mile Support Facility, 10 Victoria Drive..., by BL Companies, dated 12-22-20, revised to 3-1-21.**
 - EX-1, sheet 1 of 3, Existing Conditions Map, Land of Gen IV, LLC, 1 & 10 Victoria Drive..., by BL Companies, dated 10-13-20.
 - EX-1, sheet 2 of 3, Existing Conditions Map, Land of Gen IV, LLC, 1 & 10 Victoria Drive..., by BL Companies, dated 10-13-20.
 - EX-1, sheet 3 of 3, Existing Conditions Map, Land of Gen IV, LLC, 1 & 10 Victoria Drive..., by BL Companies, dated 10-13-20.
 - Right of Way Survey, Town of Monroe Map Showing Land Acquired from Kimball Land Holdings, LLC, by The State of Connecticut..., Route 25 (Main Street) Improvements, dated May 2004, revised to 12-15-05.**
 - Right of Way Survey, Town of Monroe Map Showing Land Acquired from Kimball Land Holdings, LLC & Kimball Development, LLC (TIC), by The State of Connecticut..., Route 25 (Main Street) Improvements, dated June 9, 2017.**
 - Right of Way Survey, Town of Monroe Map Showing Land Acquired from 38-44 Main Street, LLC , by The State of Connecticut..., Route 25 (Main Street) Improvements, dated June 9, 2017.**
- Other:
- Stormwater Management Report for the proposed Last Mile Support Facility located at 10 Victoria Drive..., by BL Companies, dated 12-22-20.
 - Traffic Study, Off-Site Parking Lot for Delivery Station Building, 10 Victoria Drive & 7120 Main Street Trumbull, CT, by BL Companies, dated December 22, 2020, **revised to 3-1-21.**
 - DOT Traffic Investigation Report no. 173-1309-01, 12-22-15 with two plans: (Figure 8 . OSTA Overall Site Plan, Victoria Place 2 Victoria Drive, by Solli Engineering, dated 9-10-13, revised to 10-30-15, & sheet 4.11, Off-Site Improvement Plan, Victoria Place 2 Victoria Drive, by Solli Engineering.**

Changes to initial comments/data (when applicable) are indicated as follows: (new or additional information is shown in bold type, while resolved items are shown as lightly shaded and crossed off).

TOWN OF MONROE
APPLICATION REVIEW TEAM COMMENTS
For: Planning and Zoning Commission Applications
SEP 2021-01

COMMENTS:

A. Public Improvements:

- ~~1. An approval should be contingent on providing (or providing verification of) a public access easement for the sidewalk along Route 25.~~
2. The Site Plan (SP-3) should show the ~~roadway gutter/curbing and include~~ existing and proposed grading for the sidewalk. **Sheet GD-3 as referenced in the 3-1-21 BL response letter needs to be provided.**
- ~~3. The plans should show the two sidewalk driveway crossings along Victoria Drive being an extension of the concrete walkway extended across the driveways since they are low use access drives.~~
- ~~4. The portion of the sidewalk along Victoria Drive which is also serving as the multi-Use trail (approaches to the bridge) should be widened to the guide rail (11' if possible) with tapers provided to match the bridge walk width. Although these sections will be short, they will also function as landing/queue areas for the abrupt change in trail direction and roadway trail crossing. Ramping of the full trail/walkway in lieu of the provided short curb ramp at the roadway trail crossing is also preferred, if possible.~~
- ~~5. A Trail fence/railing should also be provided along the curb between the bridge and the roadway trail crossing, noting that an extruded aluminum/metal type three rail system may be more appropriate along the roadway and anchored into the concrete walk/curb area.~~
- ~~6. The monolithic concrete curb and sidewalk detail should also apply to the portions of sidewalk along Victoria Drive that are directly adjacent to the edge of the roadway.~~
- ~~7. A roadway centerline deflector sign for the trail crossing should be a consideration.~~

B. Traffic and Safety:

1. **The referenced roadway widening, and intersection signalization plans should be included. An updated Traffic Investigation Report, respective plans, and subsequent issuance of an OSTA Certificate and District Highway Encroachment Permit for this proposed property/development and use (in addition to the previously submitted data for just 2 Victoria Drive) should be procured/provided prior to the start of construction.**
- ~~2. Wheel stops should be eliminated due to their potential hazard to pedestrians, non-compliance with ADA standards, and inherent maintenance issues.~~
- ~~3. Handicap access to the guardhouse should be provided.~~

C. Drainage and Utilities:

- ~~1. Grading needs to be revised, or catch basins should be relocated since catch basins 9, 10, 11, 20, 21, 22, 23, 26, 27, and 28 will collect very little runoff.~~
- ~~2. Spillway details should be provided, noting that the PDA-103 spillway is located in a fill section and will need an impervious liner/base (Show and label in detail).~~
- ~~3. Grading (channelization) or piping should be provided in order to direct outlet discharge from PDA-103 basin, and the sub-surface detention system to the river and not toward the roadway. The plans should show the existing storm system/pipe, extended to the point of discharge. Also, the drainage report should confirm that the existing pipes have adequate capacity.~~
- ~~4. The detention facilities (two basins, and sub-surface system) should be labelled/numbered to coincide with the report.~~

TOWN OF MONROE
APPLICATION REVIEW TEAM COMMENTS
For: Planning and Zoning Commission Applications
SEP 2021-01

5. ~~The survey should include labeling of the outlet pipe and NE catch basin invert for the detention basin at the southwest corner of the site. Also, sheet GD-2 should show and label the OCS-3 outlet pipes. The main reason for asking for this information was to determine if the outlet invert of the existing basin is at the bottom of the basin thereby allowing it to drain dry. In lieu of the existing information, test pit data should be provided to verify that redoximorphic features and the water table are an appropriate depth below the basin to allow for infiltration and filtering (WQV feature).~~
6. ~~Collection of the roof drainage system should be shown on the plans.~~
7. ~~Drainage Plan PD-1 should be revised to reflect more accurate collection by catch basins (see comment C-1 above), noting that per current plans PDA-101 contributing to the UGS would actually be much larger. Note that once the aforementioned comment is addressed, the drainage areas will need to be revised.~~
8. ~~Since there is also an increase in impervious area for the sidewalks along Victoria Drive, that increase in runoff should be calculated, and added in (combined hydrograph) to the overall discharge going to the river in order to verify that there is still an overall decrease in peak discharge.~~
9. ~~Curve numbers for the existing hydrographs should be based on woods, since this land was cleared and much of the existing vegetation was established without approvals and/or completion of development in compliance with attenuation requirements.~~
10. For purposes of detention, routing exfiltration should be eliminated as an outflow device. **In response to the comment in the BL letter dated 3-1-21, it is understood that there will be exfiltration associated with WQV and the draining of the detention systems after a rain event. However, for purposes of the calculating the detention, and as a standard practice, it should be removed from the input for the routings.**
11. ~~Details of the hydrodynamic separators (HS-1, HS-2A, HS-2B, and HS-3) should be included on the plans with manufacture's data to verify adequate treatment capacity.~~
12. The conveyance calculations should indicate the magnitude of storm (**Indicate in the labeling/titles**), noting ~~that verification of 100 yr. HGL (or overflows) should be provided to verify that 100-year runoff will actually arrive at the detention facilities.~~

D. Sedimentation and Erosion Control:

1. Temporary sedimentation basins should not be located in areas where detention facilities will be located.

E. Other:

1. An approval should be contingent on the procurement of a Flood Plain Permit.
2. A bond estimate for site stabilization and restoration for the entire area of disturbance should be submitted. **This needs to be submitted at this point so that a bond recommendation can be provided to the commission prior to closing the hearing.**

BOND RECOMMENDATION: (See above)

DATE REVIEWED: ~~2-4-21~~ 3-10-21



REVIEWED BY: Scott H. Schatzlein, P.E.
(203) 452-8631 Phone