

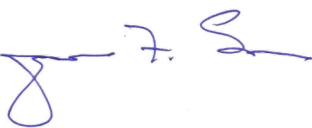
Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Engineering Department

MEMORANDUM

To: Michael Glidden, Director of Planning and Community Development

From: Jerome F. Shea, P.E., Town Engineer 

Cc: Daniel Gannon, Project Engineer

Subject: **Engineering Comments – CuraLeaf Expansion
34 Hopmeadow Street**

Date: September 13, 2021

I have completed a review of the Special Exception / Site Plan Application for development of 34 Hopmeadow Street received by our department on August 30, 2021:

1. Plan set titled “CuraLeaf Expansion Special Exception / Site Plan Application” prepared by F.A. Hesketh & Associates, Inc., dated August 27, 2021.
2. Traffic Report prepared by F.A. Hesketh & Associates, Inc., dated August 27, 2021.
3. Stormwater Management Report prepared by F.A. Hesketh & Associates, Inc., dated August 27, 2021.

The applicant has submitted plans for a special exception to complete demolition of portions of the existing building and to construct a 41,168 square foot one-story building addition for expansion to the existing CuraLeaf facility at 34 Hopmeadow Street. This applicant has proposed a stormwater management system to manage runoff from the roof runoff from the building addition. Also proposed are minor modifications to the existing parking facility to provide an additional 3 parking spaces. These are the only significant changes to the existing site proposed as part of the application.

A traffic report has been provided that provided the estimate trip generation expected as part of the expansion of the facility. We have completed a site visit to observe the number of vehicles currently utilizing the parking facility and this appears to be consistent with the number of employees and trip generation assumed for existing conditions. The estimated number of additional trips expected as part of the expansion under worst case scenario is 130 trips on a daily basis, with 25 trips and 28 trips for the morning and afternoon peak hours, respectively. Access to the site will remain in its current location. We expect that a certificate modification or an administrative decision from Office of the State Traffic Administration (OSTA) will be required for the expansion of the facility. OSTA will determine if any off-site improvements for traffic operations will be required for the expansion of the facility.

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The following comments are based on a review the submitted materials:

1. The proposed subsurface StormTech SC-740 stormwater chambers accept inflow from a 12” pipe from the south (roof runoff) and a 12” pipe from the north (catch basin). The design should include a high-level overflow connection for the subsurface chambers to ensure a positive outlet is provided for any surcharging of the chambers. An existing stormwater drainage system on site is available for this high-level overflow connection. I also suggest that the downstream storm drainage system used for this overflow be inspected and cleaned if required.
2. The proposed catch basin that connects to the proposed infiltrator system could introduce sediments into the infiltrator system that are undesirable for long-term performance. I would recommend this catch basin be eliminated, connected to a storm drainage system or served by an independent drywell.
3. The test pit data provided with the application is greater than 750 feet from the proposed subsurface chambers associated with the CuraLeaf expansion. Although soil surface mapping indicates the soils to be fairly consistent through this section, there are some soil types in close proximity to the area with permeability that may vary. Additional test pits and permeability tests at the location of proposed subsurface chambers shall be performed.
4. Infiltration structures should be designed to completely drain the water quality volume into the soil within 48 hours after the storm event. Although calculations have been provided using TP-4 data from the adjacent Talcott Mountain Self Storage site to the north, provide hydraulic calculations showing conformance with this standard with the test pit data including groundwater elevation for this parcel.
5. Indicated separating distance between propose addition and infiltrator system.

This favorable recommendation is subject to resolution of these outstanding comments to the satisfaction of the Engineering Department prior to final sign-off of the project.