



Town of Simsbury

WATER POLLUTION CONTROL
36 Drake Hill Road Simsbury, Connecticut 06070

To: Tom Hazel, Assistant Town Planner
From: Anthony Piazza, WPCA Superintendent
Subject: Plan Comments – Dorset Crossing - Crown Simsbury
Date: December 22, 2021

EXHIBIT 3

We have completed a review of the plan documents received on December 10, 2021 that included the following:

1. Plans entitled “Crown Property Holdings, LLC Casterbridge Crossing, Simsbury, CT”

Review Comments

1. A flow analysis must be completed and provided to the WPCA to ensure the six-inch lateral is adequate for service to the buildings.
2. Access to the sanitary sewer easement must be maintained. Plantings and retaining walls must not limit access
3. Permanent structures, patios and decks must not encroach on the sanitary sewer easement.
4. Oil water separator must be approved by the WPCA prior to installation.
5. Storm drainage on the west side of the south building must be angle away from the sanitary sewer line to prevent erosion around the sanitary sewer.
6. After review of the architectural plans, a Facility Connection Charge (FCC) will be calculated, the FCC must be paid prior to a Certificate of Occupancy is granted.

The applicant is reminded to submit all revised plans to the WPCA as quickly as possible. The review comments represent a preliminary review of the project design documents as noted above. Subsequent review(s) of plans and documents revised per these comments should be anticipated by the applicant.

cc: Simsbury WPCA
Tom Roy, P.E. Director of Public Works
Henry Miga, Building Official
Jeff Shea, Town Engineer