

**Via Electronic Mail**

May 28, 2021

Mr. James Seichter, Chairman  
Wallingford Planning & Zoning Commission  
45 South Main St.  
Wallingford, CT 06492

**Re: Application #401-21  
5 Research Parkway, Wallingford  
Applicant's Submittal of Responsive Materials**

Dear Chairman Seichter and Members of the Planning & Zoning Commission:

The applicant is pleased to submit materials that respond to questions and comments raised during the public hearing on May 10, 2021. Here is a summary of the key issues included in this submittal:

1. **All vehicular access to and from Carpenter Lane has been eliminated, other than for emergency vehicles.** This significant concession by the applicant means that all facility traffic will use the Research Parkway entrance, and should ensure that no traffic from the facility will cut through nearby residential neighborhoods.
2. **The Traffic Study was updated to reflect the elimination of all vehicular access to Carpenter Lane. The Addendum demonstrates that, after development of the facility, the surrounding roadway network will continue to operate at acceptable levels of service.** At the request of the Town's peer review consultant, and even though not required by CT DOT, the Addendum also reviewed the holiday peak period and found acceptable levels of service at all nearby intersections other than the I-91 northbound off-ramp at Route 68. Potential mitigation has been identified and can be proposed to CT DOT to improve the build-condition levels of service at that location.
3. **The site plan has been revised to eliminate a total of 239 parking spaces from the project, including 91 spaces for associates at the northern end of the site and 148 delivery van spaces at the southern end of the site.** This reduction in parking not only reduces total impervious coverage by over two acres (105,581 square feet), but it also

Mr. James Seichter, Chairman

May 28, 2021

Page 2

increases the width of buffers separating the project from residences that are located south of the site.

4. **The landscaping plan has been enhanced substantially with 150 additional evergreen trees to be planted along the eastern and southern sides of the project site.** This additional landscaping, coupled with existing vegetation and the extensive landscaping already proposed for the project, will provide dense screening of the Site from residential neighborhoods located to the east and south.
5. **A professional sound study was completed by an acoustical engineering firm, and found that no negative acoustical impacts are anticipated from site operations.** The results of the study support the conclusion that the Site will conform to state and local regulations and harmonize with existing sound in the vicinity.

The applicant's submittal today includes the following documents (all are submitted under separate cover except for item number 1 below which is being transmitted electronically with this letter):

1. Statement of Consistency with Zoning Regulations Section 7.5.B Criteria
2. Revised set of plan sheets, including 24"x 36" and 11"x 17" size copies (rev. date 5/28/2021). The plan changes reflect the elimination of Carpenter Lane vehicular access, the elimination of 239 parking spaces, additional landscaping, and other miscellaneous updates and revisions.
3. Stormwater management materials, including the following documents (rev. date 5/28/2021). These revisions are relatively minor and are needed to reflect the benefits from reducing pavement due to the elimination of 239 parking spaces.
  - a. Stormwater Management Report
  - b. Stormwater Management Report Appendix
  - c. Stormwater Management Summary Report
  - d. Sand Filter Design Summary Report
  - e. Stormwater Management Basin Design Summary Report
4. Erosion and Sedimentation Control Report, including the following materials (rev. date 5/28/2021). These revisions are relatively minor and are needed to reflect the benefits from reducing pavement due to the elimination of 239 parking spaces.
  - a. Construction Site Contingency Plan for Erosion Control and Emergency Spills
  - b. Temporary Sediment Trap Hydraulic Analysis Report

# Robinson+Cole

Mr. James Seichter, Chairman

May 28, 2021

Page 3

5. Traffic Analysis Addendum #1, including Holiday Analysis Appendix (rev. date May, 2021).
6. *Evaluation of Site Sound Emissions, Proposed Delivery Station, Wallingford, CT, Revision 1*, prepared for Montante Construction by Ostergaard Acoustical Associates, dated May 28, 2021.

We look forward to presenting these responsive materials to the Commission at the continued public hearing on June 14, 2021. In the meantime, please let us know if there are any questions about our transmittals.

Sincerely,



Thomas P. Cody  
Robinson & Cole, LLP  
Attorneys for the Applicant

Enclosures

Copy to:

Thomas Talbot, Interim Town Planner  
Kevin Pagini, Town Planner  
Byron DeLuke, Montante Construction