

June 17, 2021

Mr. Keith Rosenfeld, Town Planner
Town of Beacon Falls
10 Maple Avenue
Beacon Falls, CT 06403

**Re: Response to Review Comments
Request to Remove Unanticipated Excess Earth Material
Chatfield Farms Residential Development
Beacon Falls, Connecticut
SLR #15070.00001**

Dear Mr. Rosenfeld,

SLR International Corporation (SLR) is in receipt of your memorandum dated June 15, 2021, regarding the above-referenced project. We offer the following responses to the comments contained therein:

- C1. Of the additional 15,000 cubic yards of earth materials proposed to be brought off-site, how much can be considered existing "swell" and how much, if any will first need to be excavated?
- R1. All of the rock on site has been blasted and most of the material has been excavated and stockpiled. There remain some foundations that have not been excavated, but these represent the remaining excavation work. We expect that material to remain on site, so no additional swell is anticipated.**
- C2. If by chance, it is necessary to excavate additional material, is there a potential for this stuff to "swell" over time, much like the current material?
- R2. No. The material does not swell over time. The expansion or "swell" of the material occurs when rock is blasted or soil is excavated. When soil is excavated, the density is decreased as voids are created from the agitation of the soil. When the soil is placed in a truck or is stockpiled, it has a larger volume than when it existed in place. If the soil is placed on site and compacted properly, it will normally achieve 90% or more of its original density. Therefore, simply moving soil on site will have less than a 10% swell factor. However, the in-situ density of rock once blasted cannot be as closely replicated, so the swell is larger and can vary depending on how the material is handled or crushed.**

- C3. Have any additional areas on the site have been identified and/or ruled out where fill can be placed that will not disrupt the current residents, disturb finished graded/stabilized areas?
- R3. Yes, we considered placing more fill in the southeast corner of the site and potentially along the perimeter of units. This would require clearing trees and steepening existing or proposed slopes, some of which would be near delineated wetlands.**
- C4. Was the truck route previously used for material adequate in protecting Beacon Falls citizens, roads and private properties or will there be a different route?
- R4. The same routes are planned to be used.**
- C5. After leaving the property, will the material be brought to an approved dumping location and was there a need for additional permitting in that community?
- R5. Yes. No additional permitting is needed.**
- C6. As that there were several complaints recently regarding dust emanating from the Chatfield Farms development, will it be necessary to review and/or update existing erosion and sediment control plans, especially as it relates to dust control?
- R6. Removal of the material will cut down on handling on site, which should lessen the potential for dust creation. Paved roadway areas will be swept periodically if soil is tracked onto the pavement.**
- C7. Applicant has provided a schedule showing the anticipated rate of removal, the hours, and days when the hauling work will take place as well as the estimated time length for the entire operation. It is his responsibility to show how it will accomplish its time constrained objectives.
- R7. Considering 15 yard loads per truck, that equates to 1,000 trucks over 25 days or about 40 trucks per day. On average, this would be just over 4 trucks per hour considering the 9.5-hour day planned from 7:30 a.m. to 5 p.m.**
- C8. As an approved Planned Adoptive Reuse Development (PARD), the developers of Chatfield Farms will be asked to show to the Commission that the proposed changes do not SIGNIFICANTLY alter the character, density, size and design of land and buildings so as to make the proposed plans inconsistent with the PARD.
- R8. Removing the material from the site will maintain the current and remaining grading as proposed; therefore, we believe that this will not alter the approved PARD in any way.**

- C9. The next procedural step is for Mr. Gilchrist submit to the Zoning Enforcement Officer a site plan modification application, the appropriate fees so it can be clerked in a consistent, fair, and proper manner.
- R9. Since removal of the material will avoid changes in grading, we do not believe a modification of the site plan is necessary.**

If you have any questions, please do not hesitate to contact me at (203) 271-1773.

Sincerely,

SLR International Corporation



Darin L. Overton, PE
Principal Civil Engineer

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