

Memorandum:

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SEP 16 2025

Land Use Department

To: Liz Burdick, Director of Land Use & Planning
From: Steve Masalin, Public Works Director/Town Engineer *sm*
Date: September 16, 2025
Re: Colby Drive Extension (Appl. PZ #25-4SITE)

I have reviewed the plans and stormwater management report for the subject application. I have the following comments.

1. Introduction: This application is unique in that it picks up where former development activity has left off. The associated roadway (Colby Drive, as extended from its present termination to Colonel Ledyard Hwy) is collocated with a roadbed that had been previously started, including substantial drainage infrastructure. This infrastructure includes a detention basin that is presently functioning and that contemplated the full build-out of Colby Drive and associated development.

Review was conducted according to the requirements of Town Ordinance #300-017, An Ordinance Regulating the Management of Stormwater Runoff (Stormwater Ordinance). This ordinance contains some stipulations that are outdated and that have been effectively overridden by newer criteria generally applied in stormwater management activities. Where this is the case, the applicant is expected to use the prevailing new criteria, and where this is not explicitly clear, additional flexibility may be used in evaluating the proposed measures.

2. General
 - a. The applicant has proposed an additional substantial layer of stormwater detention beyond the capacity of the existing basin. This has resulted in a high level of conservatism and practical disconnection of additional stormwater flows from downgrade areas. In this regard, I find that the proposed measures meet the water quality requirements and exceed the flow management demands of the Stormwater Ordinance.
 - b. Detention Basin Maintenance: The Stormwater Management Report, Section 6.1, stipulates that maintenance will be undertaken in perpetuity by the property owner. This is not what is contemplated by the Stormwater Ordinance, Part 5, Section 2. It is typical that the Town is either granted ownership or an easement for the property within which a detention basin serving road drainage is constructed.
3. Comments: The following specific comments should be addressed.
 - a. Stormwater Management Report

- 1) Paragraph 2.1, Methodology: TR-55 is cited as the basis of hydrologic analysis. The Ordinance Part 3, section 1, paragraph A.1 stipulates the Rational Method for drainage areas between 0 and 200 acres and allows for use of the Modified Rational method for drainage areas less than 20 acres. Both of these apply. The applicant should explain the viability of using the TR-55 method.
- 2) Paragraph 2.3.2, Existing Detention Basin Renovations: Repair of the existing outlet control structure is described. The plans now show complete replacement.
- 3) Gutter Flow Analysis: Documentation of this is not included in the submittal as described in Ordinance Part 3, Section 3.

b. Stormwater Report/Plans Issues

1) Drainage Plan (Plan Sheet C3.1)

- a) Top of Frame Elevations: The elevations for the following structures do not seem to conform to the grading plan (the Storm Sewer Tabulation should also be revised accordingly):

DCCB-104A
AD-113
DCCB-126
CCB-205
CCB-206

- b) CCB-122 should be CLCB-122. The Storm Sewer Tabulation should be revised accordingly
 - c) The pipe from the emergency overflow should be 15" diameter to meet the minimum diameter stipulated by Stormwater Ordinance Part 4, Section 1, paragraph B.1.
 - d) The inverts and slope associated with the pipe from OCS-1 to MH-201 do not conform to those found in the Storm Sewer Tabulation (page 3, lines 1 and 9) of the Stormwater Management Report .
- 2) Drainage Areas: The basin for AD-302 is not included.
- 3) Storm Sewer Tabulation: The following disparities were noted:
- Page 1, Line 6: Pipe size should be 15".
 - Page 2: No data is included for DCCB-126.
 - Page 3, Line 2: The pipe size should be 15".
 - Page 3, Line 6: The 43-foot length is excessive for the reconfigured pipe.
 - Page 3, Lines 7 thru 9 and Page 4, Line 3: The full capacity should be shown.