

Criscuolo Engineering, LLC

James M. Pretti, Jr., P.E., L.S., Member
Robert A. Criscuolo, P.E., L.S., (1957-2018)
Mark D. Ballou, L.S.
Charles A. Fisher, L.S.I.T.

Consulting Engineers
Civil Engineers
Land Surveyors

MEMORANDUM

To: Kristine Sullivan
From: James M. Pretti, Jr., P.E., L.S.
Date: January 15, 2026
Re: 27 Beecher Road
Woodbridge, Connecticut

CE File No: 2025.400.03

cc:

The following items were received for review:

- Cover Sheet – “27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=40’ – Dated: January 24, 2025 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Proposed Site Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=40’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-2.1 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Proposed Site Plan Enlargement – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-2.2 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Vehicle Movement Analysis – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-2.3 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Grading and Drainage Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 11/20/25 – Sheet Number: C-3.1 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Proposed Utilities Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-3.2 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Erosion & Sediment Control Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=30’ –

Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-4.1 and prepared by Fuller Engineering & Land Surveying

- “Proposed 100-Unit Multifamily Development – Erosion & Sediment Control Notes & Details – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-4.2 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Landscape Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-5.1 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Lighting Plan – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Scale: 1”=20’ – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Number: C-5.2 and prepared by Fuller Engineering & Land Surveying
- “Proposed 100-Unit Multifamily Development – Detail Sheet – 27 Beecher Road, Woodbridge, Connecticut” – prepared for Beecher Road, LLC – Dated: 4/15/25 – Revised: 10/22/25 – Sheet Numbers: C-6.1, C-6.2, & C-6.3 and prepared by Fuller Engineering & Land Surveying
- Engineering Report – Proposed 100-Unit Multi-Family Development – 27 Beecher Road, Woodbridge, Connecticut – prepared for Beecher Road LLC – Dated: September 5, 2025 and prepared by Atlantic Consulting & Engineering, LLC

As requested, the following are our comments for the Town of Woodbridge Inland Wetland Agency:

Inland Wetlands

1. It is recommended that a note be added to the site plan which states that any activity, present or future, which involves clearing, regrading, filling, construction, or any other means of disturbance within the wetlands or the 100’ upland review area is prohibited without the prior consent of the Town’s Inland Wetland Agency. Any change to the footprint, configuration, or location of the proposed building and driveway shall also be subject to the review and approval of the Town of Woodbridge Inland Wetlands Agency.

Stormwater Management

1. It is recommended that a note be published on the site plan which states that the proposed stormwater management measures to be installed on the site are to be considered permanent fixtures. The property owner is responsible for the stormwater management measures continued maintenance in accordance with the published schedule, and for the preservation of their continued functionality. The stormwater management measures cannot be filled in, abandoned, left in disrepair, or otherwise altered without the prior consent of the Town of Woodbridge. It is recommended that this be also filed in the deed of record for the parcel in the Town of Woodbridge’s land records office.
2. It is recommended that a note be published on the site plan which states that the certification shall be provided to the Town of Woodbridge by the design engineer, prior to the issuance of a

certificate of occupancy, that the stormwater management measures were installed in substantial conformance to the site plan of record, in accordance with his overall design intent.

3. On Sheet C-3.1, some of the manholes and catch basins indicate a 10" inlet/outlet but show an 8" pipe diameter. Please explain.
4. Please provide a detail and/or section for the relocated level spreaders. There appears to be no indication on the plans as to how these are constructed.
5. The Grading & Drainage Plan indicates "2x2 Particle Separator w/2' Sump" in multiple locations. Please provide a detail for these.
6. There is a detail on Sheet C-6.1 for "Typ Inlet/Control Structure Detail". Where on the plans are these shown?

Erosion and Sedimentation Control

1. It is recommended that a note be published on the site plan which states that the limits of disturbance (silt fence) shall be staked in the field by a licensed land surveyor prior to the start of construction. Certification shall be provided to the Town of plan compliance with the clearing limits and with the erosion and sedimentation control measures that were proposed.
2. Please provide a detail for the temporary sediment trap.

General

1. It is recommended that bonding be required for the installation of the stormwater management, for the implementation of the erosion and sedimentation control measures, site stabilization, and for the establishment of a permanent vegetative cover. It is recommended that a bond estimate be submitted for review.
2. Please update the 1,250 gallon oil grit separator detail to match the 2,000 gallon callout on Sheet C-3.2.
3. Has the sewer capacity analysis in the Engineering Report been reviewed by GNHWPCA?