

FULLER ENGINEERING & LAND SURVEYING, LLC

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19 January 2026

Ms. Kristine Sullivan
Inland Wetlands
11 Meetinghouse Lane
Woodbridge, CT

RE: 27 Beecher Road
Criscuolo Engineering, LLC Review

Ms. Sullivan:

This memo addresses the review by Criscuolo Engineering, LLC dated January 15, 2026.

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.

- **This note has been added to the site plans.**

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.

- **This note has been added to Sheet C-3.1**

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2. It is recommended 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.
 - **This note has been added to Sheet C-3.1**
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.
 - **Pipe sizes and invert elevations have been coordinated within the drainage system.**
4. Please provide a detail and/or section for the relocated level spreaders. There appears to be no indicated on the plans as to how these are constructed.
 - **A level-spreader detail has been added to Sheet C-6.1**
5. The Grading and Drainage Plan indicates "2x2 Particle Separator w/2' Sump" in multiple locations. Please provide a detail for these
 - **The detail particle separator provided on Sheet C6.1 was named incorrectly and has been renamed. A new detail for the Precast Distribution Box has been added.**
6. There is a detail on Sheet C-6.1 for "Typ Inlet/Control Structure Detail". Where on the plans are these shown.
 - **This detail referred to a previous drainage system configuration. The detail has been removed.**

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.
 - **This note has been added to Sheet C-4.1.**
2. Please provide a detail for the temporary sediment trap.
 - **A detail has been added to Sheet C-4.2 and references the Connecticut Guidelines for Soil Erosion & Sediment Control", current edition.**

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General

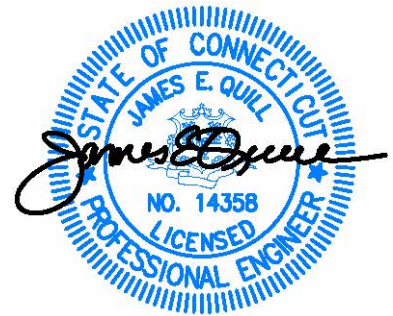
1. It is recommended that bonding be required for the installation of the stormwater management, for the implementation of the erosion and sedimentation control measures, site stabilization, and for the establishment of a permanent vegetative cover. It is recommended that a bond estimate be submitted for review.
 - **Acknowledged. Please see the attached Bond Estimate for the erosion and sedimentation control measures.**
 - **Please see the attached response from Attorney Stephen R. Bellis regarding other bonding.**
2. Please update the 1,250-gallon oil grit separator detail to match the 2,000-gallon callout on Sheet C-3.2.
 - **A new 1,500-gallon Oil Separator has been provided on Sheet C-6.1 and coordinated with Sheet C-3.2.**
3. 3. Has the sewer capacity analysis in the Engineering Report been reviewed by GNHWPCA.
 - **It is our understanding this information has been analyzed by the GNHWPCA. The existing sanitary sewer system in Beecher Road has been determined to have sufficient capacity to support this development.**

Thank you.
James E. Quill

James E. Quill, P.E.

CT PE # 14358

attachments



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RESPONSE TO PEER REVIEW
Criscuolo Engineering re: Bonding

BONDING

The Criscuolo Engineering peer review recommends bonding for the installation of stormwater management and soil erosion. The applicant has no objection to a bond for soil erosion although by statute it is set by Planning and Zoning. The applicant objects to a stormwater management bond.

The legislature has set forth the municipal agencies that are allowed to bond and the Wetlands Commission is not one of them. Specifically C.G.S. §8-3(g)(1) requires a site plan application with a regulated activity be submitted to inland wetlands on or before the application to the zoning commission. Further it states that “The Zoning Commission” may as a condition of approval require a financial guarantee. The statute does not allow a wetlands commission to set a bond for stormwater management installation.

A bond may be used only in two circumstances: (A) completion of site improvements being conveyed to the municipality OR (B) implementation of soil and erosion controls. C.G.S. §8-3(g)(1).

The legislature has granted the municipality’s ability to bond through its zoning commission. The IWWC Act does not enable or authorize a municipality’s Wetlands Commission to bond for installing stormwater structures. Section 13.2 of the Woodbridge regulations is not applicable to the stormwater management installation since it is not being conveyed to the Town.

Sedimentation and Erosion Controls Bond Estimate

27 Beecher Road
Woodbridge, CT

1/19/2026

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
1	General Sedimentation and Erosion Control Measures (aprons etc)	L.S.	1	1,000	1,000
2	Silt Fence	L.F.	1,656	2.50	4,140
	Haybales	L.F.	300	5.00	1,500
	Temporary Drainage Swales	L.F.	620	5.00	3,100
	Temporary Sediment Basin	EA	2	3,000.00	6,000
3	Topsoil, Seed, Fertilizing, and Mulch (Disturbed Area)	S.F.	100,000	0.10	10,000
4	Landscaping (extent to provide for restoration and aesthetic considerations)	L.S.	1	1,000	1,000
5	Grading for site restoration that will provide safe and stable conditions.	L.S.	1	1,000	1,000
6	Other				
Subtotal					27,740
10% Contingency					2,774
TOTAL					30,514.00

NOTES:

Quantities and values provide our estimate for the restoration of the disturbed site to a stabilized condition and does not include drainage, paving, curbing, landscaping or other improvements as specified on the plans.

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