



**TOWN OF BERLIN**  
**Public Works/Engineering Department**  
240 Kensington Road • Berlin, CT 06037  
Office (860) 828-7022 • Fax (860) 828-7180

**MEMORANDUM**

**To:** Maureen Giusti, Acting Town Planner  
**From:** Michael S. Ahern, P.E., Public Works Director/Town Engineer *MSA*  
**Date:** March 12, 2021  
**Re:** Beckley Farms – Phase 5 Redesign

These comments are provided regarding the drawing set (15 sheets in total) last revised July 2, 2020 for this project.

1. The proposed retaining wall systems and steep vegetated slopes on the Site and Grading Plans are not tied to the retaining wall and mechanically stabilized vegetated slope details on Sheet DN-6. References to the applicable details should be added so the contractor is clear on what is specified at these locations.
2. The two retaining wall systems along the east side of the property are noted to be designed by others. The wall systems along the entry road to Phase 5 (south of Units 113 and 118) are also assumed to fall in this category. As all of these wall systems reach or exceed six feet in height, a design report should be submitted by a CT-licensed Professional Engineer, and relevant specifications and installation instructions included on the construction drawings. In addition to the typical calculations and installation requirements pertaining to the wall systems, the report should include recommendations for the contractor on the installation, stabilization, and maximum specified slopes of the adjacent fill sections. If portions of the vegetated slopes shown on Drawing GD-1 are to be mechanically stabilized (per the detail on Drawing DN-6), these areas should be clearly delineated on the construction drawings and included in the design report.
3. The access road to Phase 5 (south of Units 113 and 118) should include top and bottom of wall elevations, guard rail and fence types and locations, and grading at the base of the northern retaining wall. Related to this, it appears that construction of the road and northern retaining wall will reduce the capacity of the existing detention basin. Please confirm that this reduction in storage volume is accommodated in some manner.
4. The proposed underground detention system east of Units 151 – 154 is at the top of a fill slope which exceeds 20 feet of depth in some areas. As this detention system also provides for infiltration of runoff, this is of concern due to the potential for subsurface flow to impact the newly installed slope. We suggest that this also be included in the design report requested in Comment 2., above.
5. Proposed earthwork and retaining wall construction along the eastern property line east of Units 141-146 totals approximately 450 linear feet. From a constructability perspective, performing this work up to or within a few feet of the property line would seem to require a temporary construction easement from the adjacent property owner (which is the Town). For example, the retaining wall east of Unit 141 is shown with the face of wall two to three feet from the property line, and is 11 feet high at one point. Construction of this wall without having contractor equipment on the adjacent property appears challenging.
6. Slopes steeper than 2H:1V are proposed in extensive fill sections along the eastern section of the site. Per other comments, if these will be mechanically stabilized, this should be delineated and noted on the drawings. If not, the slopes should be adjusted per Town regulations.

Please let me know if you have any questions.

cc: James Horbal, Deputy Director of Public Works

February 11, 2021

(Updated February 16, 2021 – Fire Marshal; Building Official; Inland Wetlands; Health District)

**Updated March 11, 2021 (Berlin Water Control)**

**TOWN OF BERLIN  
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS**

**APPLICATION:** Site Plan Amendment  
**APPLICANT:** Estates of Berlin LLC  
**LOCATION:** Map 11-2, Block 133 Lot 41,107 Beckley Road  
**AGENDA:** March 18, 2021

*To the Applicant:*

- *These are the comments received to date, additional comments may be forthcoming. Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at [mgiusti@town.berlin.ct.us](mailto:mgiusti@town.berlin.ct.us) or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant department.*
- 

Board of Police Commissioners

- See Chief Klett's comments

Police Chief

- See Attached

Fire Marshal

- No comment

Building Official

- No comment

Inland Wetlands

- Revised site plan approved by IWWCC 11/10/2020

Health District

- No comment

Berlin Water Control

- Generally, revisions are acceptable. Berlin Water Control will be developing a DPA – Developer's Permit Agreement – to identify specifics of the project of water and sewer expansions, as well as long-term ownership of infrastructure.

*Emailed to J. Resplar – February 16, 2021*