ROSE •TISO & CO. LLC
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June 1, 2026

Planning and Zoning Commission
City of Derby
1 Elizabeth Street
Derby, CT 06418

RE: Summit Hill Subdivision
Response to Zoning Enforcement Officer Review Comments
Kevin P. White, P.E.

Dear Chairman and Members of the Commission:

On behalf of Summit Hill, LLC, we respectfully submit the following response to the review comments prepared by Kevin P. White, P.E.

Comment 1

The information provided is incomplete as prescribed in Section 2.3.5 of the Subdivision Regulations. Construction plans, iEngineering Response.docncluding plan and profile drawings, along with detailed infrastructure material, must be submitted.

Response 1

The application includes detailed site development plans depicting proposed roadways, grading, drainage infrastructure, stormwater management facilities, lot layouts, utility corridors, and access improvements. The revised Access Connection Alternate Plans dated March 12, 2026 include roadway geometry, drainage infrastructure, grading information, utility easements, stormwater management facilities, and supporting details.

To the extent the Commission or its consultants require additional profile information or infrastructure details, such information can be provided as supplemental material during the review process. We do not believe the application should be considered incomplete, as sufficient engineering information has been submitted to evaluate the proposed subdivision layout and infrastructure improvements.

Comment 2

The Soil Erosion and Sediment Control Plan required by Section 2.3.6 has not been submitted.

Response 2

We respectfully disagree.

The March 12, 2026 plan set contains a dedicated Erosion and Sediment Control Plan, Erosion and Sediment Control Narrative, construction sequencing requirements,

stockpile stabilization details, sediment trap requirements, inspection procedures, maintenance requirements, temporary stabilization measures, inlet protection requirements, and references to the Connecticut Guidelines for Soil Erosion and Sediment Control.

The plans further establish construction scheduling, inspection requirements, temporary sediment controls, and stabilization procedures for all phases of construction. Accordingly, a Soil Erosion and Sediment Control Plan has been submitted as part of the application package.

Should the Commission or its consultants request additional details regarding construction phasing, or sequencing, such information can be supplemented during the review process.

Comment 3(a)

Proposed method of providing central water supply has not been submitted.

Response 3(a)

The proposed subdivision is intended to be served by public water. Water system design, including water main sizing, hydrant locations, gate valves, and fire flow analysis, is typically completed during final engineering design and reviewed by the applicable water utility provider.

The subdivision application demonstrates that public water service is available and can be extended to serve the proposed lots.

Comment 3(b)

Proposed method of providing central sanitary sewerage has not been submitted.

Response 3(b)

The proposed subdivision is intended to be served by public sanitary sewer. Detailed sewer design, including pipe sizing, manhole locations, service laterals, and capacity review, is customarily reviewed by the Derby Water Pollution Control Authority during final design.

The subdivision layout has been prepared with the intent of connecting all lots to the municipal sanitary sewer system.

Comment 4(a)

Provide volume of material to be removed.

Response 4(a)

Preliminary earthwork quantities can be developed from the proposed grading plans and provided as supplemental information. The exact quantity of rock excavation and

soil removal may vary based upon final engineering design, contractor means and methods, and final geotechnical recommendations.

Comment 4(b)

Provide length of time necessary to remove material.

Response 4(b)

The submitted Erosion and Sediment Control Narrative identifies an anticipated construction period beginning in Spring 2027 and concluding in Spring 2030. This schedule provides a reasonable estimate of the duration of earthwork and infrastructure construction activities and remains well within the statutory five-year completion period established under Connecticut General Statutes.

Comment 4(c)

Provide planned phasing of removal process.

Response 4(c)

The project is anticipated to proceed in multiple phases involving site clearing, erosion control installation, earthwork, utility construction, roadway construction, stormwater facility installation, stabilization, and final lot development.

More detailed construction phasing plans can be submitted during final engineering review. It is common for detailed phasing to evolve as contractor means and methods are finalized and permits are obtained.

Conclusion

We appreciate Mr. White's review and respectfully submit that the application contains sufficient information for the Commission to continue its review of the subdivision. To the extent additional details are requested regarding utility design, earthwork quantities, construction phasing, or supplemental engineering information, the Applicant is willing to provide such information as part of the ongoing review process.

Respectfully submitted,

Manuel J. Silva, P.E.
Rose Tiso & Company, LLC
Licensed Professional Engineer