Tracy Kulikowski

From: Sam Lampert <samlampert@icloud.com> on behalf of Sam Lampert
Sent: Thursday, August 13, 2020 10:20 AM
To: Dominic Esposito
Cc: Tracy Kulikowski
Subject: Re: Safety Rail Needed

Please see attached photos showing greater than 2' of landscaped, non-walkable area between the inside edge of the wall and driveway

DEWALT

Sam Lampert
203.644.0595

On Aug 13, 2020, at 8:38 AM, Tom Quinn <tquinn@peakengineersllc.com> wrote:

What I said was you have to meet building and zoning regulations. The experts of those regulations are the people at the Town.

Thomas S. Quinn, P.E.
Peak Engineers, LLC
16 Old Mill Road, Redding, CT 06896
Tele 203-834-0588
Email: TQuinn@PeakEngineersLLC.com
Location: Georgetown, CT Intersection of Rt 107 and Rt 57,
Green Building South end parking lot to The Wire Mill BBQ

From: Sam Lampert [mailto:samlampert@icloud.com]
Sent: Wednesday, August 12, 2020 4:19 PM
To: Tracy Kulikowski
Cc: Dominic Esposito; Tom Quinn
Subject: Re: Safety Rail Needed

Hi Tracy,

As I mentioned earlier this was a simple field change from the metal railing on the plan, which I confirmed with Tom (copied) would be sufficient.. They are machine placed boulders each weighing hundred of pounds, providing a guard along the entire run of the driveway there.

<image001.jpg>

<image002.jpg>

Sam Lampert
203.644.0595

On Aug 12, 2020, at 4:05 PM, Tracy Kulikowski <tkulikowski@westonct.gov> wrote:

Hi Sam,
Dominic inspected the driveway above the retaining wall today. The Building Code requires a safety rail or guard. See attached. The Peak Engineers site plan calls for a safety rail.

Jeff Andrews at WWHD believes you already have the stamped plans for the basement sheet rock and attic room. He has his copy and the second copy was picked up.

Thank you

Tracy D. Kulikowski, AICP
Land Use Director
Town of Weston, CT
203-222-2530
203-222-2537 (fax)
tkulikowski@westonct.gov

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<CTStateBuildingCode - Retaining wall guards.pdf>

R311.7.11.1 Treads of alternating tread devices. Alternating tread devices shall have a tread depth of not less than 5 inches (127 mm), a projected tread depth of not less than $8^1/_2$ inches (216 mm), a tread width of not less than 7 inches (178 mm) and a riser height of not more than $9^1/_2$ inches (241 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees (0.87 and 1.22 rad). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

R311.7.11.2 Handrails of alternating tread devices. Handrails shall be provided on both sides of alternating tread devices and shall comply with Sections R311.7.8.2 to R311.7.8.4. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.7.12 Ship's ladders. Ship's ladders shall not be used as an element of a means of egress. Ship's ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

R311.7.12.1 Treads of ship's ladders. Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than $8^1/_2$ inches (216 mm). The riser height shall be not more than $9^1/_2$ inches (241 mm).

R311.7.12.2 Handrails of ship's ladders. Handrails shall be provided on both sides of ship's ladders and shall comply with Sections R311.7.8.2 to R311.7.8.4. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.8 Ramps.

R311.8.1 Maximum slope. Ramps serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5 percent).

Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5 percent).

R311.8.2 Landings required. There shall be a floor or landing at the top and bottom of each ramp, where doors open onto ramps, and where ramps change directions. The width of the landing perpendicular to the ramp slope shall be not less than 36 inches (914 mm).

R311.8.3 Handrails required. Handrails shall be provided on not less than one side of ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip size. Handrails on ramps shall comply with Section R311.7.8.3.

R311.8.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1^1/_2$ inches (38 mm) between the wall and the handrails.

SECTION R312
GUARDS AND WINDOW FALL PROTECTION

R312.1 Guards. *Guards* shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.1.1.1 Retaining wall guards. Retaining walls with a difference in finished grade from the top of the wall to the bottom of the wall that is greater than 4 feet (1219 mm) *shall* be provided with *guards* complying with Section R312 when there is a walking surface, parking lot or driveway on the high side located closer than 2 feet (610 mm) to the retaining wall. For the purposes of this section, grass, planting beds or landscaped areas are not a walking surface.

R312.1.2 Height. Required *guards* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:

1. *Guards* on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the *guard* serves as a handrail on the open sides of stairs, the top of the *guard* shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

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BUILDING DEPARTMENT

Tracy Kulikowski

From: May, Tracy <Tracy.May@ct.gov> on behalf of May, Tracy
Sent: Wednesday, August 12, 2020 7:41 AM
To: 'Tracy Kulikowski'
Cc: Rice, Stephen W
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Good morning Tracy

All work under permit at 98-100 Georgetown Road has been completed to the satisfaction of CTDOT.

Thank you

Tracy May
Supervising Transportation District Service Agent
Connecticut Department of Transportation
140 Pond Lily Avenue
District 3
New Haven, Ct. 06515
203-389-3007

From: Tracy Kulikowski <tkulikowski@westonct.gov>
Sent: Tuesday, July 14, 2020 3:46 PM
To: May, Tracy <Tracy.May@ct.gov>
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy,
The property owner of 100 Georgetown is asking for a Certificate of Zoning Compliance and Certificate of Occupancy from the Town. I heard from the engineer that the 15 inch RCP shown on the Driveway Improvement Plan that is incorporated into your permit #3020319 may not have been installed. I wanted to talk to you about your final inspection and permit close-out process.

Thank you,
Tracy

From: May, Tracy [mailto:Tracy.May@ct.gov]
Sent: Tuesday, July 14, 2020 7:44 AM
To: 'Tracy Kulikowski'
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Anything specific? Both permits are still open.

Tracy May
Supervising Transportation District Service Agent
Connecticut Department of Transportation
140 Pond Lily Avenue
District 3
New Haven, Ct. 06515
203-389-3007

From: Tracy Kulikowski <tkulikowski@westonct.gov>
Sent: Monday, July 13, 2020 3:11 PM
To: May, Tracy <Tracy.May@ct.gov>
Subject: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy,
Would you have time to discuss the status of the 2 projects above with me sometime this week? They both have DOT encroachment permits.

Thank you,
Tracy

Tracy D. Kulikowski, AICP
Land Use Director
Town of Weston, CT
203-222-2530
203-222-2537 (fax)
tkulikowski@westonct.gov

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Tracy Kulikowski

From: Sam Lampert <owner@arcticconstructionllc.com> on behalf of Sam Lampert
Sent: Thursday, July 30, 2020 3:51 PM
To: Tracy Kulikowski
Cc: Dominic Esposito; jpjura@westonct.gov
Subject: Re: 98-100 Georgetown Road Weston

WILLIAM
RAVEIS

Tracy Kulikowski

From: Sam Lampert <owner@arcticconstructionllc.com> on behalf of Sam Lampert
Sent: Thursday, July 30, 2020 3:49 PM
To: Tracy Kulikowski
Cc: Dominic Esposito; jphura@westonct.gov
Subject: Re: 98-100 Georgetown Road Weston

Hello all,

The required 15" RCP is complete.

Sam Lampert
203.644.0595
Owner / Operator
Www.ArcticConstructionLLC.com

On Jul 30, 2020, at 3:48 PM, Sam Lampert <owner@arcticconstructionllc.com> wrote:

Hello all,

The required 15" RCP is complete.

<image0.jpeg>

Sam Lampert
203.644.0595
Owner / Operator
Www.ArcticConstructionLLC.com

On Jul 20, 2020, at 11:03 AM, Sam Lampert <samlampert@icloud.com> wrote:

Hi Tracy

I am aware of this and it is being installed. Thanks

Sam Lampert
203.644.0595

On Jul 20, 2020, at 10:59 AM, Tracy Kulikowski <tkulikowski@westonct.gov> wrote:

---------- Forwarded message ---------
From: **Tracy Kulikowski** <tkulikowski@westonct.gov>
Date: Fri, Jul 17, 2020 at 8:37 AM
Subject: FW: 98-100 Georgetown Road Weston
To: Dominic Esposito <desposito@westonct.gov>
CC: James Pjura <jpjura@westonct.gov>,
<pgelderman@berchemmoses.com>,
<ibloom@berchemmoses.com>

Sam Lampert
203.644.0595
Owner / Operator
Www.ArcticConstructionLLC.com

On Jul 20, 2020, at 11:03 AM, Sam Lampert <samlampert@icloud.com> wrote:

Hi Tracy

I am aware of this and it is being installed. Thanks

Sam Lampert
203.644.0595

On Jul 20, 2020, at 10:59 AM, Tracy Kulikowski <tkulikowski@westonct.gov> wrote:

---------- Forwarded message ---------
From: **Tracy Kulikowski** <tkulikowski@westonct.gov>
Date: Fri, Jul 17, 2020 at 8:37 AM
Subject: FW: 98-100 Georgetown Road Weston
To: Dominic Esposito <desposito@westonct.gov>
CC: James Pjura <jpjura@westonct.gov>, <pgelderman@berchemmoses.com>, <ibloom@berchemmoses.com>

From: May, Tracy [mailto:Tracy.May@ct.gov]
Sent: Thursday, July 16, 2020 4:28 PM
To: 'Tracy Kulikowski'
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy

The installation of the 15"rcp is required and no CO's should be granted until all site work is complete.

Thank you

Tracy May

Supervising Transportation District Service Agent

Connecticut Department of Transportation

140 Pond Lily Avenue

District 3

New Haven, Ct. 06515

203-389-3007

<image001.jpg>

From: Tracy Kulikowski <tkulikowski@westonct.gov>
Sent: Thursday, July 16, 2020 4:19 PM
To: May, Tracy <Tracy.May@ct.gov>
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy,

The Town's Building Inspector, Code Enforcement Officer and Town Engineer inspected the status of the site work at 100 Georgetown Road on Tuesday, July 14, 2020, in part because the property owner would like a Certificate of Zoning Compliance and Certificate of Occupancy. The 15 inch RCP pipe shown on the Driveway Improvement Plan that is incorporated into the DOT Permit has not been installed.

Thank you,

Tracy

From: May, Tracy [mailto:Tracy.May@ct.gov]
Sent: Tuesday, July 14, 2020 3:53 PM
To: 'Tracy Kulikowski'
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

That is correct. The pipe needs to be installed per the accepted plan

Tracy May

Supervising Transportation District Service Agent

Connecticut Department of Transportation

140 Pond Lily Avenue

District 3

New Haven, Ct. 06515

203-389-3007

<image001.jpg>

From: Tracy Kulikowski <tkulikowski@westonct.gov>
Sent: Tuesday, July 14, 2020 3:46 PM
To: May, Tracy <Tracy.May@ct.gov>
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy,

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Thank you,

Tracy

From: May, Tracy [mailto:Tracy.May@ct.gov]
Sent: Tuesday, July 14, 2020 7:44 AM
To: 'Tracy Kulikowski'
Subject: RE: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Anything specific? Both permits are still open.

Tracy May

Supervising Transportation District Service Agent

Connecticut Department of Transportation

140 Pond Lily Avenue

District 3

New Haven, Ct. 06515

203-389-3007

<image001.jpg>

From: Tracy Kulikowski <tkulikowski@westonct.gov>
Sent: Monday, July 13, 2020 3:11 PM
To: May, Tracy <Tracy.May@ct.gov>
Subject: 98-100 Georgetown Road and 4 Good Hill Road in Weston

Hi Tracy,

Would you have time to discuss the status of the 2 projects above with me sometime this week? They both have DOT encroachment permits.

Thank you,

Tracy

Tracy D. Kulikowski, AICP

Land Use Director

Town of Weston, CT

203-222-2530

203-222-2537 (fax)

tkulikowski@westonct.gov

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Tracy D. Kulikowski, AICP
Land Use Director
Town of Weston, CT
203-222-2530
203-222-2623 (fax)
tkulikowski@westonct.gov