

McChord Engineering Associates, Inc.
Civil Engineers and Land Planners

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December 16, 2025

Dr. Tom Failla
Conservation Planner
Town Hall Annex – 24 School Road
Weston, CT 06883

Re: Response to Site Walk Comments
Proposed Site Development
6 Calvin Road, Weston, CT

Dear Dr. Failla:

The purpose of this letter is to address comments received by McChord Engineering Associates, Inc. regarding the proposed site development. The comments were the result of a site walk performed by the Conservation Commission on December 6, 2025, and were provided to this office in a document prepared by the Commission. This document is attached for reference. The following is a response to the comments.

1. What is the overall sequence of the construction work?

Response: *The Construction Sequence was provided on the Site Development Plan prepared by this office. Essentially, it consists of starting construction the furthest into the proposed development and back tracking out due to the nature of the site. For instance, the stormwater management and septic systems are furthest into the development and will be installed first so they will not be impacted by subsequent construction activity.*

2. How much fill needed to be brought on site?

Response: *There will be approximately 1,300 cubic yards of fill brought on site. It will mostly consist of aggregates required for the construction of the tennis court, retaining walls and detention system, as well as septic sand required for the construction of the septic system.*

3. Where will fill, other supplies and equipment be staged?

Response: *The stockpile area is shown just east of the tennis court on the Site Development Plan. The existing driveway areas in front of the house will be used for staging.*

4. What is the purpose of 2 in. inv. 211.9 and 6 in. 211.6 drainage pipes?

5. Will they be abandoned or incorporated into the new development?

6. If incorporated how outfall be handled to reduce impacts on the wetlands/watercourse?

Response: *The 2-in pipe is an existing sump pump discharge line, and the 6-in pipe is an existing drainage pipe. Both pipes will be abandoned/removed as part of the proposed development.*

The existing sump pump will now be discharged to the proposed drain behind the house and be conveyed to a rip rap outlet. Rooftop and driveway runoff previously conveyed via the 6-in pipe will be rerouted to the proposed stormwater management measures.

The proposed rip rap outlet will reduce impacts to the inland wetlands for several reasons. The rip rap will minimize erosion by dissipating the energy of discharged runoff. The outlet location will be twice as far from the inland wetlands as the existing one. There will be less water discharged to this location since some will be rerouted to the proposed stormwater management measures.

7. How will the drainage behind retaining walls be handled since their combined heights are more than four ft.?

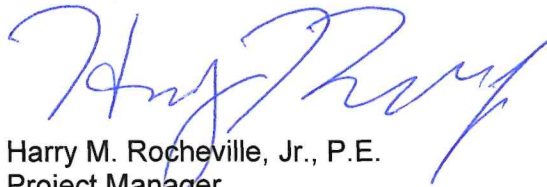
Response: *The drainage behind the wall will be handled via weep holes that drain to grade. Wall details will be prepared during the building permit phase of this project.*

8. Lawn presently reaches the edge of the pond along the eastern edge. Will any vegetative buffer be considered for stretches?

Response: *There is a narrow-planted bed that runs between the pond and lawn. It gets steep at places and includes scattered rock outcroppings. The homeowner regularly removes invasives from this area. Their goal is to permanently remove the invasives and replace them with native perennials. There are also several proposed planting areas shown on the Landscape Plans prepared by Eckerson Design Associates.*

We also received comments on the afternoon of December 15th regarding an existing bridge and garden within the upland review area outside of the project limits. We will review as a project team and be prepared to discuss with the Commission at the December 18th meeting. This concludes our response to comments. Please do not hesitate to contact this office with any questions.

Sincerely,



Harry M. Rocheville, Jr., P.E.
Project Manager

CC: Nancy Lovas, RA, Lovas Architects
Alice Eckerson, ASLA, Eckerson Design Associates
Jeffrey Hellinger, Homeowner

Commission Representatives Mary Francois and Abigail Squance and staff Tom Failla

6 Calvin – Site development and septic system replacement planned for this 7.5-acre parcel with 3.13 acres in wetlands and watercourses and about 0.736 upland acres or 32,060 sf proposed for alteration. Existing driveway, house and other structures occupy about 10,000 sf. Currently, the main residence is about 3,000 sf footprint plus 900 sf pool, 150 sf green house and an estimated 6,000 sf of driveway, turnarounds and parking. The proposed development includes the addition of a 7,200-sf tennis court, 4,250 sf permeable courtyard, 3,000 sf patio, 1,500 sf parking area for a new addition, the 1,250-sf new addition, 900 sf pool house and about 240 linear feet of retaining walls of various heights to terrace elevation changes of six-to-seven 7 feet. New underground utilities for septic and infiltration system require approximately 2,500-to-3,000 sf of disturbance within 50-to-80 of wetlands line. Changes also include moving driveway entrance off a neighbor's property closer to wetlands for a distance southerly toward the house of about 80-to-100 feet. At its closest the realigned

driveway would be 10 ft off the wetlands instead of the present 20 ft. Grade changes presumably requiring new fill along the driveway, new addition parking area and retaining walls were noted. In addition to the underground utilities, site development within 100 ft of the wetlands include: driveway, new addition and parking, patio, and retaining walls. The group was accompanied by Nancy Lovas.

Observations/questions/pictures follow:

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3. Where will fill, other supplies and equipment be staged?
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5. Will they be abandoned or incorporated into the new development?
8. If incorporated how outfall be handled to reduce impacts on the wetlands/watercourse?
7. How will the drainage behind retaining walls be handled since their combined heights more than four ft.?
8. Lawn presently reaches the edge of the pond along the eastern edge. Will any vegetative buffer be considered for stretches?