



McChord Engineering Associates, Inc.

Civil Engineers and Land Planners

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February 24, 2026

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

Re: Response to Site Walk Comments
Proposed Site Development
36 River 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 February 14, 2026, and were provided to this office in a document prepared by the Commission. The following is a response to the comments.

1. A detailed construction sequence is needed addressing the timing, staging and location of equipment, supplies materials, any fill needed and the implementation of the Wetland Buffer Habitat Enhancement Plan. For example, when and how will access to the site be achieved, when will detention pond, infiltration and sanitary septic system, building, bridge and parking areas be established?

Response: *The Construction Sequence was provided on Sheet SE2 of the Site Development Plan set prepared by this office. Generally, it consists of building a temporary construction driveway to safely access the site. This driveway will be used for the house construction and all site development activities, including construction of the bridge foundations, septic system, detention basin and wetland buffer enhancements. Once all site development activities are complete, construction of the permanent driveway retaining wall will commence from the west so the temporary driveway to continue to be used for as long as possible for wall construction. Before the temporary driveway is removed, topsoil should be spread and the site should be stabilized. The permanent driveway should be constructed as the wall is being built for worker parking.*

It should be noted that this is a very unique build and site design due to the environmental constraints. We suggest a meeting with our office, Dr. Failla and the selected contractor to finalize the construction sequence prior to construction.

2. How much of the town right of way will be used for the project and has the applicant explored this with the Department of Public Works and received a construction access permit?

Response: *The town Right-of-Way is not intended to be used any more than other construction projects in town. The implementation of the temporary construction access driveway will allow*

vehicles to park on site. There has been no coordination with DPW to date. The Roadway Opening Permit is typically submitted during the Building Permit process once all Commission approvals have been obtained and a contractor is selected.

3. Commissioners questioned why the temporary stockpile is located close to the floodway most likely in the floodplain. What alternatives might be considered?

Response: *Almost the entire property is within the flood zone, besides the steep slopes up to River Road. So having the stockpile outside of the flood zone was unavoidable. The stockpile location proposed is the only area that allows for access and maneuverability to perform site development activities, while not impacting the detention basin and septic system locations. Since the house will be built up on stilts, earthwork will be kept to a minimum and we do not anticipate much material being stockpiled.*

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: Chris Carr, Leigh Overland Architect
Chirs Lousos, William Kenny Associates