

Kozikowski, Marek

From: Nesco, Susan
Sent: Monday, March 8, 2021 3:35 PM
To: Kozikowski, Marek; Samolis, Joseph
Subject: FW: Comments re: 796 Saybrook Road
Attachments: RESPONSE TO S AND W COMMENTS 3-2-21 Binder1.pdf; Sewer _Water Comments2.pdf

From: Robillard, Brian <Brian.Robillard@MiddletownCT.Gov>
Sent: Monday, March 8, 2021 2:58 PM
To: 'sakonchick@kratzertjones.com' <sakonchick@kratzertjones.com>
Cc: 'rinomozz@gmail.com' <rinomozz@gmail.com>; 'jimsurveyor .' <jimsurveyor@gmail.com>; Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>; Pitsurenko, Daniel <Daniel.Pitsurenko@MiddletownCT.Gov>
Subject: FW: Comments re: 796 Saybrook Road

Jim,

We have reviewed your responses to our Water and sewer comments. We have two items that need to be addressed:

1. The maximum allowable slope for sewer is 10%. The plans show a 13% slope. Please revise.
2. Based on the flow information provided, we estimate that a 1" water service will be adequate for this application. However, if a larger service is desired, then 1-1/2" service can be installed. We don't specify 1-1/4" services.

Thank you,

Brian P. Robillard, P.E.
Chief Engineer
Water and Sewer Department

From: Pitsurenko, Daniel <Daniel.Pitsurenko@MiddletownCT.Gov>
Sent: Monday, March 8, 2021 10:17 AM
To: Robillard, Brian <Brian.Robillard@MiddletownCT.Gov>
Subject: FW: Comments re: 796 Saybrook Road

From: Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>
Sent: Monday, March 8, 2021 10:06 AM
To: Pitsurenko, Daniel <Daniel.Pitsurenko@MiddletownCT.Gov>
Subject: FW: Comments re: 796 Saybrook Road

Here is a response regarding your comments on 796 Saybrook Road.

From: Jim Sakonchick <sakonchick@kratzertjones.com>
Sent: Thursday, March 4, 2021 11:34 AM

To: 'rino mozzicato' <rinomozz@gmail.com>; 'jimsurveyor .' <jimsurveyor@gmail.com>; Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>

Subject: RE: Comments re: 796 Saybrook Road

This email was sent by someone outside of the City of Middletown.

Ms Susan Nesco,

Attached are the response to the comments.

Let us know if you need paper copies.

James Sakonchick PE LS
President
Kratzert, Jones & Assoc. Inc.
1755 Meriden Waterbury Road
Milldale, CT 06467-0337

860-919-1779 860-621-9609 fax
sakonchick@kratzertjones.com

From: rino mozzicato [<mailto:rinomozz@gmail.com>]

Sent: Thursday, February 25, 2021 5:07 PM

To: jimsurveyor .

Subject: Fwd: Comments re: 796 Saybrook Road

Engineering comments.

----- Forwarded message -----

From: **Nesco, Susan** <Susan.Nesco@middletownct.gov>

Date: Thu, Feb 25, 2021 at 4:46 PM

Subject: Comments re: 796 Saybrook Road

To: rino mozzicato <rinomozz@gmail.com>

Hi Rino,

I sent your application and plans to the five departments for 796 Saybrook Road. Attached please find the comments from the Water/Sewer and Public Works Dept. I will send you the rest as soon as they're submitted. I just wanted to give you a head's up.

Thank you,
Sue

-----Original Message-----

From: no-reply@MiddletownCT.gov <no-reply@MiddletownCT.gov>

Sent: Thursday, February 25, 2021 4:37 PM

To: Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>

Subject: Message from "PZ-PRN04"

This E-mail was sent from "PZ-PRN04" (MP 3055).

Scan Date: 02.25.2021 16:37:00 (-0500)

Queries to: no-reply@MiddletownCT.gov

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THANK YOU,

RINO MOZZICATO

rinomozz@gmail.com

P.860.796.1403

F.860.410.1103

"VENI VIDI VICI"

KJA RESPONSE TO COMMENTS FOR 796 SAYBROOK ROAD BELOW

Thursday, March 4, 2021

FROM LETTER

Middletown Water & Sewer Department

Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: March 2, 2021

Re: SPR 2021-23
Rino Mozzicato
796 Saybrook Road
Proposed Medical Facility
Site Plan Dated: 02/23/2021

DEPT. PLANNING & ZONING
21 MAR - 3 AM 11:07

- A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following.
- B. Water and Sewer Department does not recommend approval of this proposal as submitted.
 - All connection fees for water and sewer shall be paid prior to the start of the specific utility being installed.

RESPONSE

RESPONSE

REVISION: 2 3-3-2021 S&W COMMENTS

DRAWING NO. :
S-2

WATER AND SEWER DEPARTMENT REQUIRES ALL CONNECTION FEES BE PAID PRIOR TO START OF UTILITY INSTALLATION.
Utilities Disclaimer:
~~The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that~~

KJA RESPONSE TO COMMENTS FOR 796 SAYBROOK ROAD BELOW

Thursday, March 4, 2021

- Show the slope and pipe material of all the sewer pipe proposed on the site plan. ✓
- Maintain 5 feet minimum separation between water service and gas pipes. ✓
- Provide the proper vertical distance (18 inches minimum) between water service pipe and sewer lateral. The water service shall be above the sewer lateral. ✓
- Provide the inverts and top of frame for manhole #56 and invert at proposed building. ✓

Screen clipping taken: 3/4/2021, 10:22 AM

- Connect sanitary sewer lateral to sewer main not the manhole.

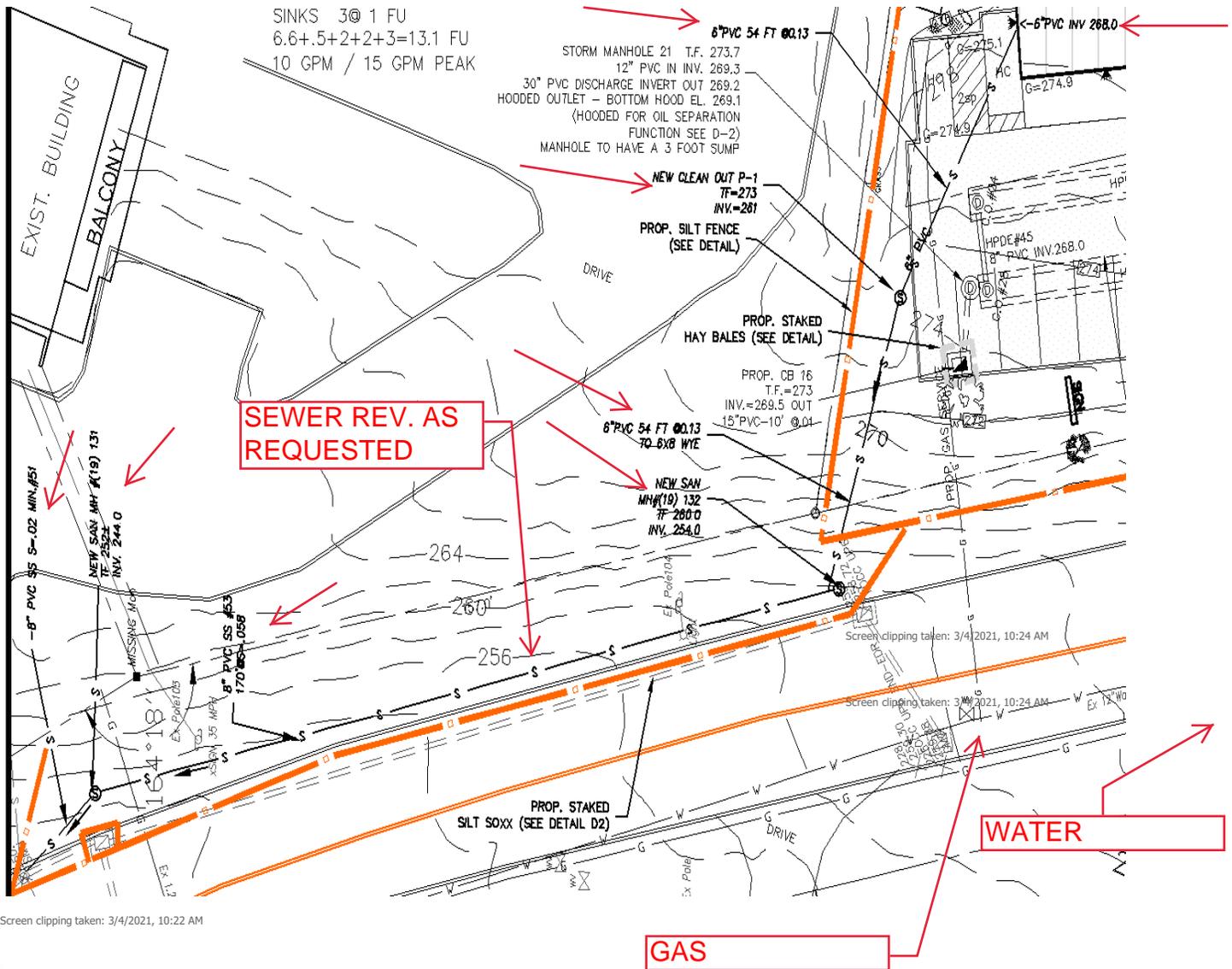
The Low Pressure Sewer System specifications shall be followed for any grinder pump application.

Re-label existing manhole “MH (19) 123.” ✓

Re-label proposed manholes in City R.O.W “MH (19) 131” and “MH (19) 132.” ✓

Label private manhole/cleanout “P-1” ✓

Proposed tree should be located away from sanitary lateral and manhole. ✓



Screen clipping taken: 3/4/2021, 10:22 AM

Screen clipping taken: 3/4/2021, 10:23 AM



Middletown Water & Sewer Department

DEPT. PLANNING & ZONING
21 MAR - 3 AM 11: 07

Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: March 2, 2021

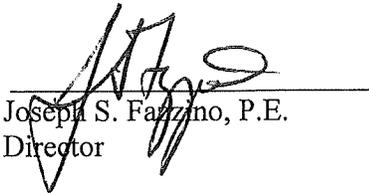
Re: SPR 2021-23 Rino Mozzicato
796 Saybrook Road
Proposed Medical Facility
Site Plan Dated: 02/23/2021

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- B. Water and Sewer Department does not recommend approval of this proposal as submitted.
- All connection fees for water and sewer shall be paid prior to the start of the specific utility being installed.
 - Show the slope and pipe material of all the sewer pipe proposed on the site plan.
 - Maintain 5 feet minimum separation between water service and gas pipes.
 - Provide the proper vertical distance (18 inches minimum) between water service pipe and sewer lateral. The water service shall be above the sewer lateral.
 - Provide the inverts and top of frame for manhole #56 and invert at proposed building.
 - Provide with proposed water service pipe size and anticipated flow rate.
 - Connect sanitary sewer lateral to sewer main not the manhole.
 - Fire Service and proposed domestic water service shall be separate services.
 - The Existing water service shall be abandoned at the main if it is not used to serve the new building.
 - The Low Pressure Sewer System specifications shall be followed for any grinder pump application.

- Re-label existing manhole “MH (19) 123.”
- Re-label proposed manholes in City R.O.W “MH (19) 131” and “MH (19) 132.”
- Label private manhole/cleanout “P-1”
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Brian P. Robillard, P.E.
Chief Engineer

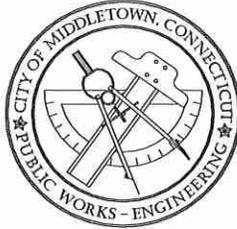


Joseph S. Fazzino, P.E.
Director

**SITE PLAN REVIEW
PUBLIC WORKS DEPARTMENT**

Engineering Division

February 24, 2021



HAND DELIVERED
DRAINAGE SYSTEM
2-26-2021 AND HAND
DELIVERED DRAIN
CALCULATIONS
3-1-2021

As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application

SPR 2021 -23 Saybrook Road

SUBMITTED

DONE

These comments refer to the drawing dated 2-21-21.

Existing and proposed contours need to be supplied.

Drainage system should be shown on the plans.

Drainage calculations need to be submitted showing no increase in runoff where the site drainage is connected to the City system in Saybrook Road.

Handicap spaces should show ramp access to the sidewalk area.

Design of the retaining wall must done by a professional engineer.

DONE WITH LATEST
SUBMITTAL

LEVEL ACCESS
SHOWN BY GRADES
FROM EDGE
SIDEWALK TO
ADJACENT HC
ACCESS POINTS

Thomas Nigosanti

Thomas Nigosanti, City Engineer

DEPT. PLANNING & ZONING
21 FEB 24 PM 4:32



Middletown Water & Sewer Department

DEPT. PLANNING & ZONING
21 FEB 25 PM 4:31

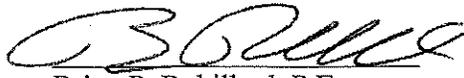
Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: February 18, 2021

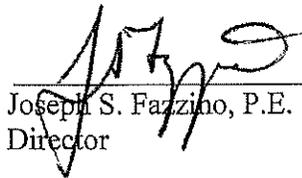
Re: Z2021-1 Rino Mozzicato
796 Saybrook Road
Change Zone from R-15 to a B-1 Zone
For Future Medical Facility
Site Plan Dated: 02/09/2021

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- Proposed tree should be located away from sanitary lateral and manhole.



Brian P. Robillard, P.E.
Chief Engineer



Joseph S. Fazzino, P.E.
Director