

## Robin Newton

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**From:** David Ziaks <dziaks@fahesketh.com>  
**Sent:** Monday, February 5, 2024 1:43 PM  
**To:** Robin Newton; Guy Hesketh; tdgrimaldi@gmail.com; todd@jonesersexp.com  
**Subject:** RE: JET Notes from Public- Responses from Applicant  
**Attachments:** LA-1 2024-02-05-LA-1.pdf; GR-1 2024-02-05-GR-1.pdf

Please find attached responses (IN RED) to the public questions/comments provided by planning staff and a revised Sheets LA-1 & GR-1 which include a redesign of the east truck driveway to include left turn prohibition for tractor trailer trucks. The applicant will work with the Town Engineer on a mountable concrete island design that satisfies the town.

Thanks,

Dave Ziaks, PE  
F. A. Hesketh & Associates

1. How will trucks be prevented from using East Street? Tractor trailer trucks leaving the site will need to turn right onto Russell Road. The applicant/owner will work with outside vendors to minimize the use of East Street in general. The east driveway has been redesigned as requested by the Commission.
2. What street(s) will be used during construction? The applicant/owner will work with the general contractor to direct construction traffic to Russell Road to and from the east.
3. How will site be screened from Crystal Drive? As shown on Sheet AP-1, homes on Crystal Drive are at least 950 ft. from the developed site. The land between the two projects is moderately wooded Town open space. Additional buffer landscaping is also included on the plans.
4. 2010 traffic counts were used – too old? The traffic counts noted in the report were in some cases recounted in the past year and/or adjusted to current conditions. The data is current and not too old.
5. Diesel smell? All trucks on the property will need to meet current mandated air pollution standards. Truck idling will be kept to a minimum.
6. Light pollution? Proposed site lighting is minimal height and meets town zoning requirements. There should be no spillage off the property.
7. What about the Fire Chief's concerns regarding fire suppression? Fire suppression demand will be met with on-site building systems and an outside water storage tank. It will meet all current building code requirements.
8. Will there be connections to public water? No. Water will come from a proposed on-site well.
9. Is a DEEP environmental investigation required? There are no requirements for a DEEP investigation on the property based on past uses.
10. Will trucks be repaired on site? How large is repair garage? Is truck repair allowed? Any minor or routine maintenance on trucks and/or trailers owned by applicant/owner will be conducted in the on-site maintenance garage. There will be no heavy truck repairs conducted on site.
11. What will stormwater basins look like? The basins will be planted with native environmental grasses along with traditional landscaping shrubs and trees.

Thanks,  
Laura

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*Laura Hall, Building & Land Use Administrative Assistant  
Town of East Granby, 9 Center Street, East Granby, CT 06026  
Phone: 860.653.3444 | Fax: 860.653.4017 | Web: eastgranbyct.org*

1. Percentage of truck fleet being registered in EG. **18 Truck Units will be registered in EG.**
2. Hours of operation **6:00am-10:00pm Mon.-Fri. No weekends or Holidays.**
3. Trucks running all night? **No trucks run at after 10 pm. Truck idling is minimal and in accordance with strict CT DEEP regulations.**
4. Concern about design of drainage for possible flooding through Town property into Crystal Drive area. **The proposed on-site stormwater system design ensures that no such flooding will occur as a result of this project. The Town Engineer has thoroughly reviewed and approved the design.**
5. Drinking water issue?? **The project will be serviced by a new on-site potable well that meets CT DPH regulations.**
6. Noise associated with this use. **Busiest part of the day will be 5:00am-11:00am and 5:00pm-9:00pm Mon thru Friday.**
7. Number of employees **31**

Robin Newton, AICP, CZEO  
Director of Planning & Economic Development