

Via Electronic Mail and US Mail

December 29, 2020



Tom Talbot
Interim Town Planner
Town of Wallingford Planning and Zoning Department
Wallingford Town Hall
45 South Main Street
Wallingford, CT 06492

Jim Seichter
Chairman
Town of Wallingford Planning and Zoning Department
Wallingford Town Hall
45 South Main Street
Wallingford, CT 06492

**Re: P&Z Special Permit Application #409-20
5 & 21 Toelles Road Soil Remediation Project**

Dear Mr. Talbot and Chairman Seichter,

On behalf of Pfizer Inc. (Pfizer), Woodard & Curran (W&C) is providing this letter to provide:

- the attached list of abutting properties which were sent the legal notice for the January 11, 2021 Planning and Zoning meeting;
- the attached revised project drawings, which reflect updates incorporated during the Inland Wetlands permit application review process;
- the attached Contingency Plan developed for the Inland Wetlands permit application. The plan was prepared to describe: (1) pre-emptive erosion and sedimentation and flood control measures; and (2) contingency and response measures to address potential large precipitation events and flood waters, and to minimize effects of potential associated erosion and sedimentation during the work; and,
- responses to the comments/questions provided by the Town of Wallingford Planning and Zoning Department in the letter dated October 29, 2020.

The comments/questions are provided below in italics and the responses follow each of the comments/questions.

1. *The project background section of the application refers to the fact that this work is required by DEEP. Please submit copies of any Remediation Order or other correspondence from DEEP confirming such requirement.*

The environmental remediation work is required by the Connecticut Transfer Act and is subject to the Connecticut Department of Energy and Environmental Protection's (CT DEEP's)



Remediation Standard Regulations (Regulations of Connecticut State Agencies §§ 22a-133k-1 through 22a-133k-3). As required by the Transfer Act, a Remedial Action Plan was prepared and submitted to CT DEEP in August 2020. Public Notice of the RAP was published on August 18, 2020.

2. *Plan does not appear to include daily hours of operation. Generally, such work in industrial districts is limited to between 7 am and 7 pm Monday through Saturday.*

The plan will limit daily hours of operation to between 7 AM and 7 PM Monday through Saturday. The following note was added to Sheet G-001 under General Notes: "Daily hours of operation for the project construction activities will be limited to between 7 AM and 7 PM Monday through Saturday."

3. *Given that most of the project area lies within the limits of the Floodway, 100 Year Flood Plain and 500 Year Flood Plain, what specific measures are proposed to prevention inundation of the site in the event of a 100 or 500 year flood plain event. Sedimentation and Erosion control barriers are proposed at elevations as low as 25 ft while the 100 year flood plain extends in part to elevations in excess of 28 ft.*

As shown on Sheet C-001, a flood control barrier is proposed to be installed near Wharton Brook and sedimentation and erosion control barriers are proposed for installation across the project area. In addition, the attached Contingency Plan was developed for the Inland Wetlands permit application. The detailed plan was prepared to describe: (1) pre-emptive erosion and sedimentation and flood control measures; and (2) contingency and response measures to address potential large precipitation events and flood waters, and to minimize effects of potential associated erosion and sedimentation during the work. Contingency measures are built into the plan to temporarily cease work and/or to complete restoration in areas anticipated to potentially be flooded.

4. *More detail of proposed piping of storm water from parking lot outfall to temporary outfall outside of work area should be provided. Will pipe be above or below ground? If below ground will it be removed or covered over at project completion?*

Details of the proposed piping from the parking lot outfall to the temporary outfall has been included on Sheets C-001 (Erosion and Sedimentation Controls), C-005 (Wetland Restoration Plan), and C-202 (Site Details 2). The pipe will be sized to match the diameter of the existing outfall and will be a temporary pipe. The pipe will be located above ground. The pipe and temporary outfall will be removed once the project is completed, and the areas where the pipe and temporary outfall are located will be restored.

5. *Will a permit from the Army Corps of Engineers be required?*

A General Permit is being obtained from the United States Army Corps of Engineers.



Sincerely,

WOODARD & CURRAN, INC.

A handwritten signature in blue ink that reads "Lucas Hellerich".

Lucas Hellerich, PhD, PE, LEP
Senior Technical Practice Leader and Engineer

/LH

cc: Samantha Somers, Pfizer Inc.
Jack Markey, W&C
Nick Hastings, W&C

w/Enclosures

PN: 0232596.00