



January 31, 2023

Mr. Joseph Budrow
Zoning Enforcement Officer
Town of East Haven
250 Main Street
East Haven, CT 06512

**Re: Proposed Active Adult Development (50+ acres)
Sperry Lane
East Haven, Connecticut
SLR #141.15956.00001**

Dear Mr. Budrow,

SLR International Corporation is in receipt of a letter from Kathleen Bowery dated January 4, 2023. We offer the following responses to the comments contained in her letter.

Blasting

The Stipulated Judgment requires notice for preblast/postblast surveys to surrounding homes within 500 feet of the property. The applicant would agree to provide those services to any homes on Circle Drive and Branhaven Drive that are not included within the 500-foot radius. As Jerry Cox from J&J Blasting testified at the last hearing, it is estimated that using one blasting crew there would be approximately 100 days of blasting required to complete the project. If a second crew was added in specific areas (i.e., the location of Building 1), the total number of days for blasting required could be reduced. The blasting will most likely be conducted in phases. The first phase would be for the construction of the access road, if necessary. The second phase would be in the area of Building 1, the assisted living complex. The third phase would be in the area of Building 4.

As is shown on the earthwork graphic that is included in the plans and is attached to this letter as Exhibit A, Building 1 and Building 4 would be the largest cut areas in which blasting is most likely to occur. The Clubhouse and Building 3 would be fill areas. In other words, material that may be mechanically removed during the construction of the access road and Buildings 1 and 4 would be used as fill material for the construction of Building 3 and the Clubhouse. Building 2 may require some minor cuts, but Building 2 is anticipated to essentially be a balance site.

It is not anticipated that the blasting will have any impact on the neighboring schools in proximity to the site. As Mr. Cox testified at the last hearing, given the fact that the charges for the blast can be designed

according to the proximity of the neighboring sites that may be of a sensitive nature, he did not expect that the blasting would be heard at the neighboring schools. He did state there could be slight vibrations that might be felt at the neighboring high school property, but noise and/or air quality would not be an issue.

Construction Phase

As mentioned above, it is expected that the development would be constructed in phases. The first phase would be the access road to gain access to the site. It is anticipated that the site work in the location of Building 1 would most likely be executed as phase 2. It is anticipated that Building 4 would be the next area to be constructed as phase 3. The project would then proceed with Building 3 and the Clubhouse as phase 4. Finally, Building 2 would be constructed as the last phase. It is possible that instead of doing the assisted living facility (Building 1) in the first phase, that portion of the project could be reversed and done at the end. Market conditions could impact that decision. Overall, it is expected that the project would take between 3 and 5 years to fully build out.

Traffic issues are addressed separately by David Sullivan, our traffic engineer.

Sincerely,

SLR International Corporation



Darin L. Overton, PE
Principal Civil Engineer

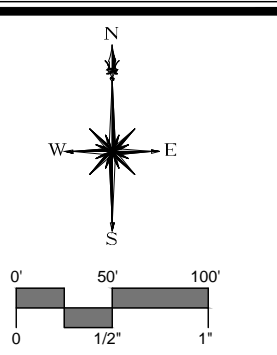
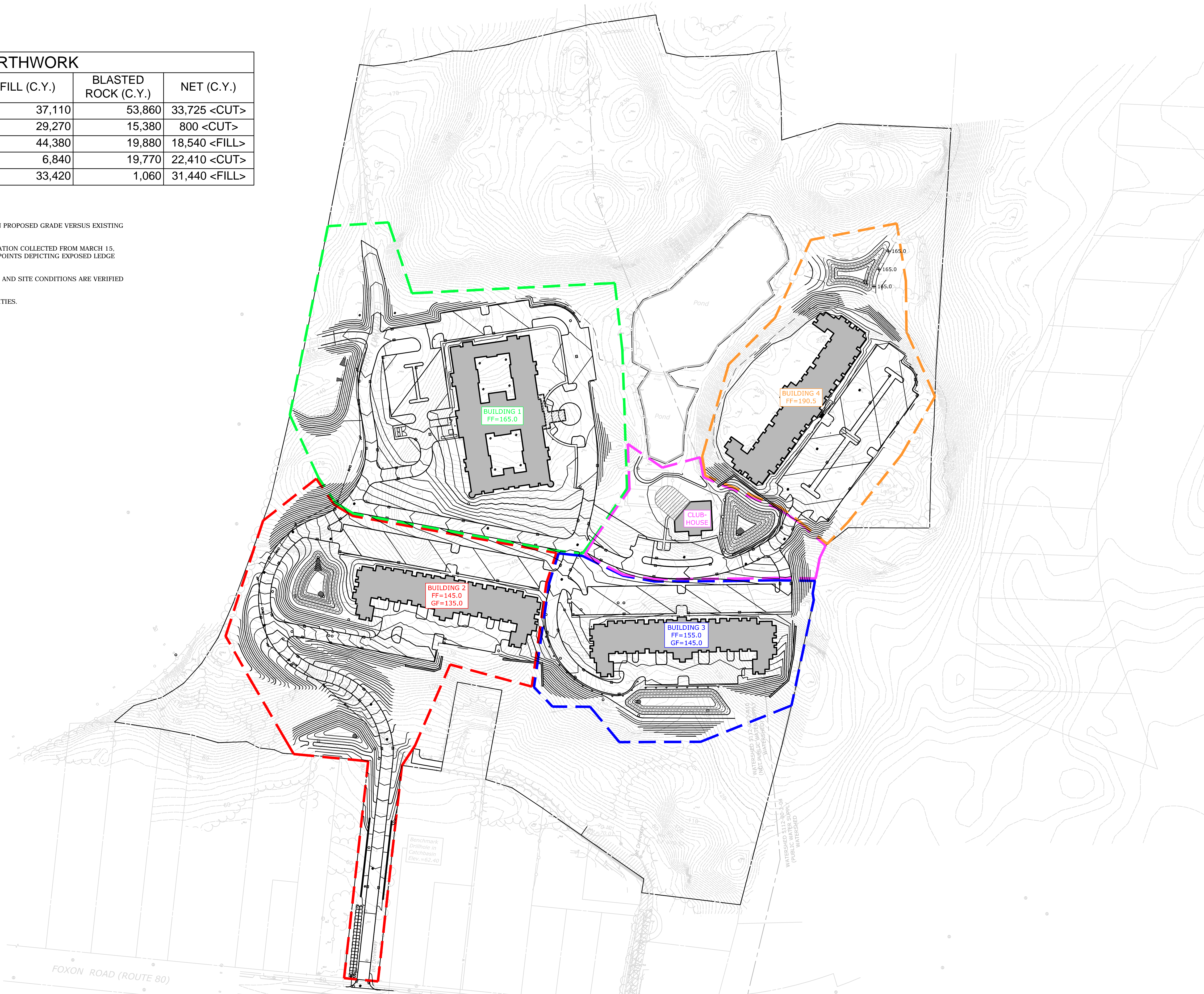
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5/1/2024 11:42 AM 2024 5/1/2024 11:42 AM 2024 5/1/2024 11:42 AM

EARTHWORK				
	CUT (C.Y.)	FILL (C.Y.)	BLASTED ROCK (C.Y.)	NET (C.Y.)
BUILDING 1	70,835	37,110	53,860	33,725 <CUT>
BUILDING 2	30,070	29,270	15,380	800 <CUT>
BUILDING 3	25,840	44,380	19,880	18,540 <FILL>
BUILDING 4	29,250	6,840	19,770	22,410 <CUT>
CLUBHOUSE	1,980	33,420	1,060	31,440 <FILL>

EARTHWORK NOTES:

- EARTHWORK VALUES ARE APPROXIMATE AND BASED UPON PROPOSED GRADE VERSUS EXISTING GRADE.
- VALUES OF ROCK TO BE BLASTED ARE BASED ON INFORMATION COLLECTED FROM MARCH 15, 2022, IN WHICH NINE TEST PITS WERE CONDUCTED AND POINTS DEPICTING EXPOSED LEDGE WERE COLLECTED.
- VALUES ARE SUBJECT TO CHANGE AS PLAN IS DEVELOPED AND SITE CONDITIONS ARE VERIFIED IN FIELD.
- VALUES DO NOT INCLUDE TRENCH EXCAVATION FOR UTILITIES.



SLR
 90 REATY DRIVE
 SUITE 200
 06110
 SLRCONSULTING.COM

DESCRIPTION	DATE	BY

EARTHWORK GRAPHIC
 THE BLUFFS
 MULTIFAMILY ELDERLY HOUSING
 31 AND 100 SPERRY LANE AND 161 FOXON ROAD
 EAST HAVEN, CONNECTICUT

JRH DESIGNED	JRH DRAWN	DLO CHECKED
SCALE 1"=100'		
DATE JUNE 20, 2022		
PROJECT NO. 5956-01		
SHEET NO. 1 OF 1		

EA