



Memo To: Members of the Planning and Zoning Commission

From: Samantha Nestor, First Selectwoman

Subject: Wood Hill Road Emergency Accessway

Date: June 1, 2023

On behalf of the Board of Selectmen, I am requesting that you review and issue a positive report for the following substantial improvement to Town property located between the dead end of Wood Hill Road and School Road pursuant to Section 8-24 of the General Statutes.

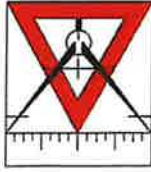
The project calls for emergency access across Town property at the end of Wood Hill Road in the event of a catastrophic event on the school/municipal campus. This access is intended to for emergency vehicle use only. The emergency access is shown on the attached site plan by McChord Engineering.

We propose the following conditions for the emergency access:

1. The emergency access shall be constructed as set forth in the plans attached hereto.
2. The emergency access shall be permitted for a period of thirty (30) years, subject to renewal for additional periods by the Board of Selectmen.
3. This access way is to be used exclusively in the event of a significant emergency requiring access via Wood Hill Rd.
4. The Town of Weston shall be responsible for maintenance and snow plowing of the emergency access.
5. Additional landscaping will be set forth in the plans attached hereto.

We believe that this would add significantly to the safety of the students and staff on the School and municipal campus.

Enc: Site Plan by McChord Engineering
Letter from McChord Engineering dated May 1, 2023
Emergency Access Road Plan Drainage Patch Sketch
Planting Plan by Karins Garden Design dated April 2023
Plant List dated April 29, 2023



McChord Engineering Associates, Inc.
Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

May 1, 2023

Samantha Nestor, First Selectwoman
Town of Weston
56 Norfield Road
Weston, CT 06883

Re: Engineering Summary
Proposed Emergency Access Road
Wood Hill Road and School Road
Weston, CT

Dear Ms. Nestor:

This office has been commissioned by the Town of Weston to prepare an engineering summary for the proposed site development associated with a new emergency access road between Wood Hill Road and School Road. The following is an engineering summary of the existing conditions and proposed development.

The emergency access road is proposed on town property. The project area currently includes a stone wall, sparse woodland, and lawn. There is a walking path that provides a pedestrian connection from Wood Hill Road to School Road. Topography on the site consists of gradual slopes that drain north. There are no existing stormwater management systems in the project area.

The proposed site development includes the construction of a new emergency access road that will connect Wood Hill Road and School Road. A portion of the existing stone wall and approximately three-to-five trees will be removed to facilitate the construction of the road. The proposed access road will be 14-ft wide and approximately 75-ft long. The road will be constructed with an NDS permeable paver system which will allow the road to have a grass surface while also having the strength to support emergency vehicles. Stones that are removed from the existing stonewall will be used to delineate the access road. The existing walking path will be relocated and removed from an abutting neighbor's property. A 14-ft wide double-swing gate with a breakaway locking mechanism will be installed in-line with the stonewall at the end of Wood Hill Road to prohibit use of the emergency access road from the public. A variety of trees (approximately eight) and shrubs are proposed to screen the access road and mitigate any disturbances caused during construction. Refer to the Planting Plan prepared by Karin's Garden Design LLC for additional information.

The proposed site development associated with the emergency access road maintains existing drainage patterns on site. No stormwater detention measures are required as there is no increase in impervious area since the access road is designed to have a grass surface. A gravel base below the road is designed to store and discharge runoff to a 4" perforated PVC underdrain pipe. The 4" PVC pipe will discharge to a riprap outlet north of the access road. Discharge from this outlet will follow the existing drainage patterns to the north. A sketch showing the drainage path from the project area is

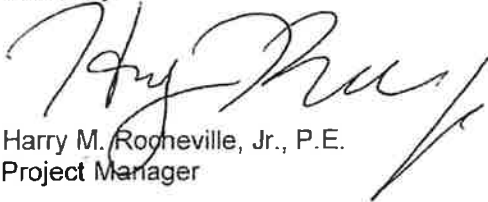
Proposed Emergency Access Road
May 1, 2023
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attached. Prior to installation of the access road the contractor shall notify this office to inspect the underlying soil conditions. If the soils are suitable for infiltration the 4" PVC underdrain and discharge pipe may be removed. Refer to the "Emergency Road Plan" prepared by this office dated January 19, 2023, last revised April 27, 2023, for additional information.

Soil and erosion controls, including silt fence, will be employed to protect any downgradient properties and drainage systems during construction. These controls will remain in place until the site is stabilized and permanent vegetative cover has been established. Any excess material excavated from the property will be trucked away in order to minimize the amount of stockpiled material on-site.

It is the opinion of this office that the proposed site development associated with the emergency access road will have no adverse impacts to adjacent property owners or any downstream drainage systems.

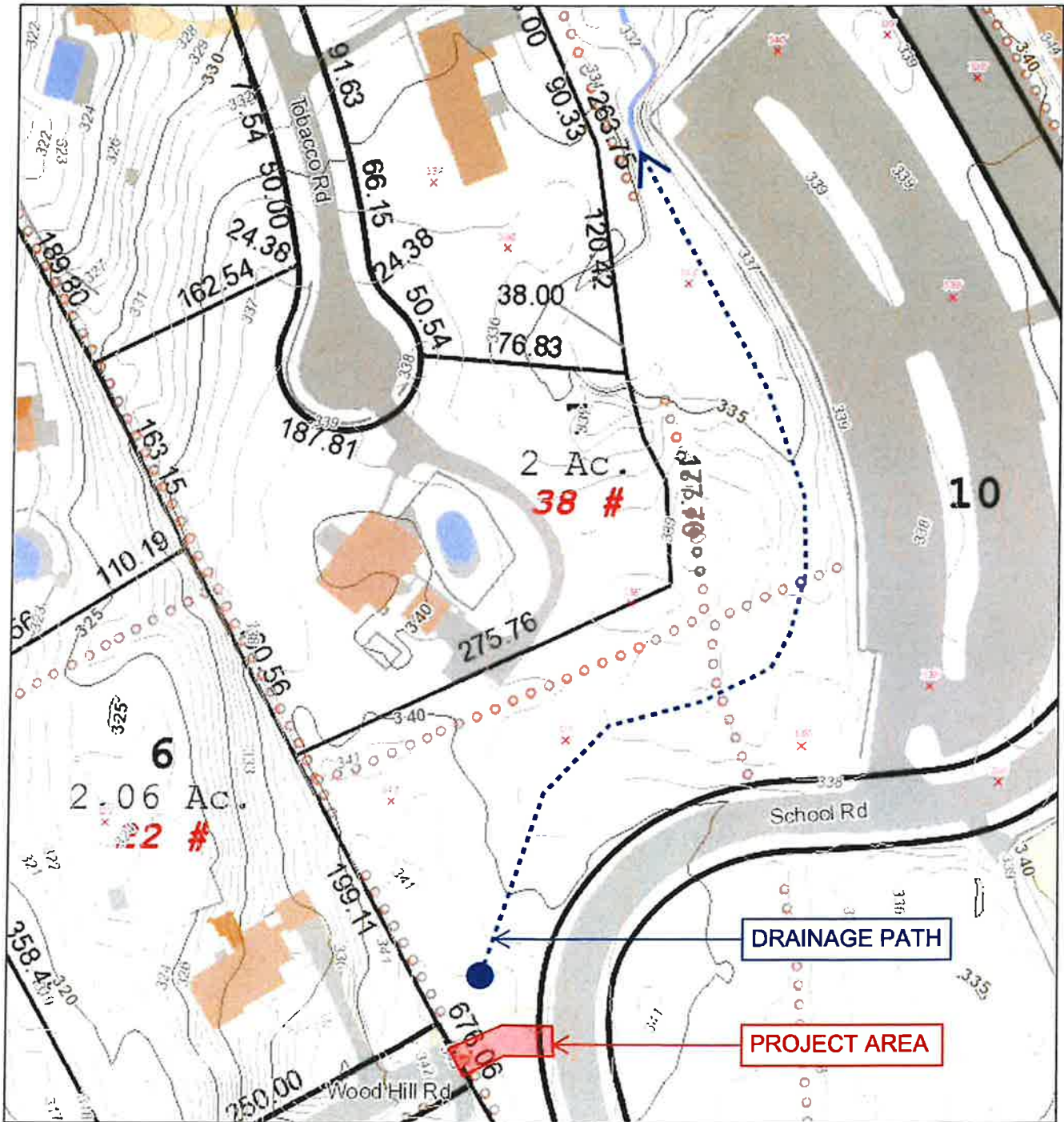
Sincerely,



Harry M. Rooneville, Jr., P.E.
Project Manager

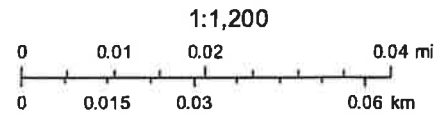
Attachments

Town of Weston, CT

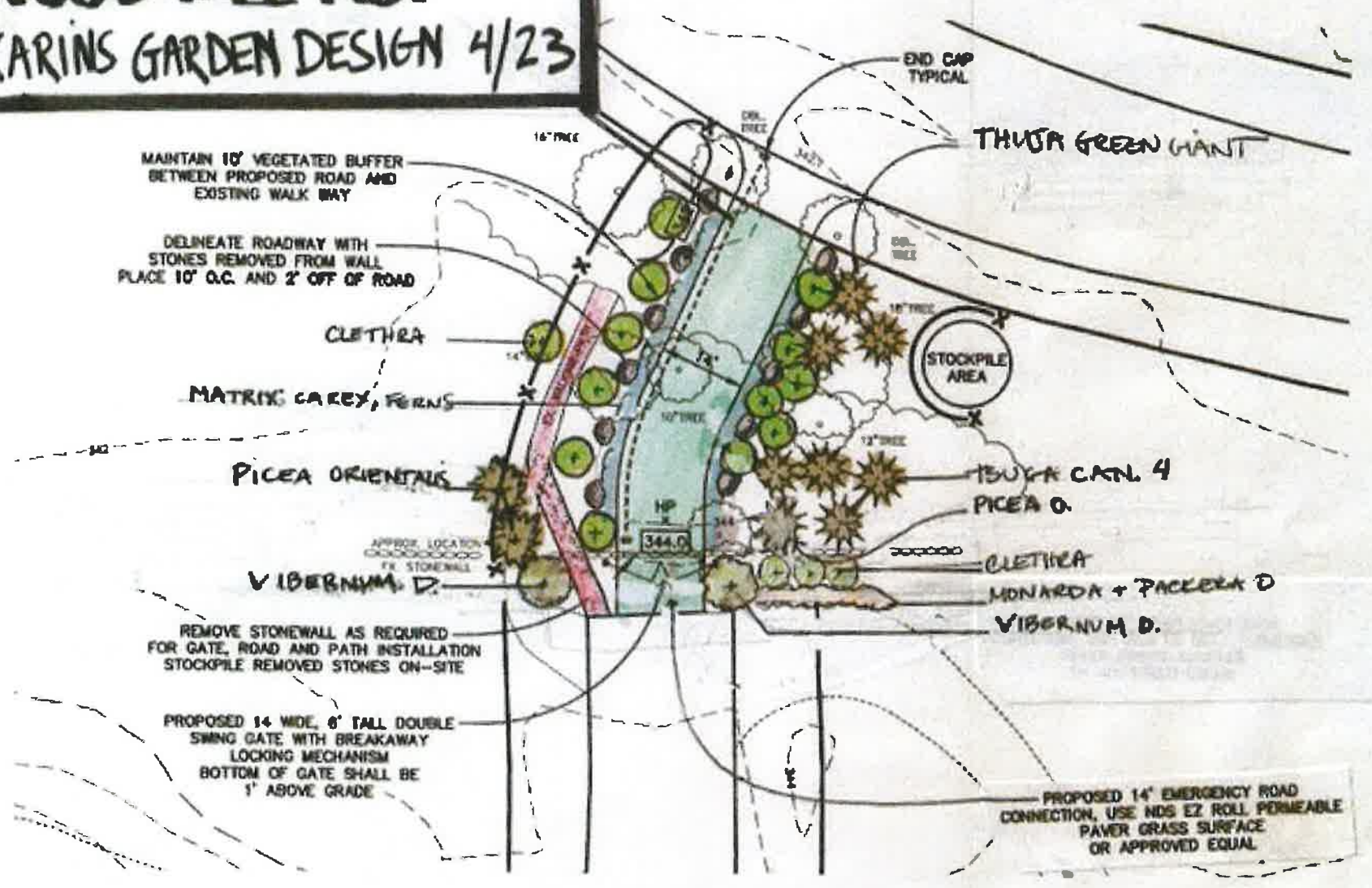


May 1, 2023

EMERGENCY ACCESS ROAD PLAN
WOOD HILL ROAD AND SCHOOL ROAD
DRAINAGE PATH SKETCH



PLANTING PLAN WOOD HILL RD. KARINS GARDEN DESIGN 4/23



Plant List Woodhill rd. School rd access
4/29/23 (Revised)

Scientific Name	Common Name	Quant	Remarks
Trees:			
Picea orientalis	Oriental Spruce	3	5-6'
Thuja plicata 'Green Giant'	Western Arborvitae	3	5-6'
Tsuga canadensis	Eastern Hemlock	4	6-7'
Shrubs:			
Clethra alnifolia	Summersweet	13	6 g
Viburnum dent. 'Chicago Luster'	Viburnum	2	3-4'
Perennials:			
Monarda	Bee Balm	14	2 varieties: Bradburiana and Marshalls Delight
Packera obovate	Golden groundsel	64	2 trays of plugs
	Golden Alexander	64	2 trays of plugs
Grasses:			
Carex woodii	Pretty Sedge	192	6 trays of plugs
Ferns:			
Dryopteris marginalis	Wood Fern	40	
Polystichum acrostichoides	Christmas Fern	40	
*Use plants native to Ct where possible. *Weekly watering as needed through 3 first seasons			