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**CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS**  
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October 11, 2023

Delia P. Fey, AICP Senior Regional Planner  
Town of Woodstock  
170 Lyon Hill Road  
Woodstock, Connecticut 06281-3039

RE: DPI Peer Review Comments  
3 Lot Subdivision – Woodstock Inn  
94 Plaine Hill Road  
Woodstock, CT

Ms. Fey,

Design Professionals, Inc (DPI) has reviewed the above-referenced application. Our review included the following submitted items:

- Re-Subdivision Plans by CHA Companies, dated June 26, 2023
- Bond Estimate for 94 Plaine Hill Road, dated September 21, 2023

Regulation compliance engineering comments are as follows:

1. Proposed grading on Lot 4B-1 (contour 556) appears to direct runoff directly toward proposed house on Lot 4B-2. Runoff should be directed to swale between lots.
2. The existing septic system on Lot 4B-1 should be removed prior to creation of lot. The cost and responsibility of removing the system should not be passed to future owners.
3. The foundation drain outlet on Lot 4B-2 should be directed toward the wetland area in rear. Plans currently show the outlet directed toward the access road on adjacent property. Note should be added to drain outlets on both lots referring to outlet detail on sheet 6.
4. Bond estimate should include cost to remove septic system on Lot 4B-1.
5. Bond estimate should include cost of paved driveway aprons within the R.O.W., on both lots.

Review of revised submission may generate new/additional comments.

Please contact us with any questions.

Sincerely,  
Woodstock Consulting Town Engineer  
Design Professionals, Inc.

  
James J. Luczak P.E.

