



July 14, 2021

Inland Wetland and Watercourses Commission  
Town of Cheshire Town Hall  
84 South Main Street  
Cheshire, CT 06410

RE: Request for Determination  
Elim Park Place – Campus Generator Project  
LRC Project No. 21-2741

Dear Commissioners,

On behalf of Elim Park Place, we are asking the Commission's consideration of a Request for Determination regarding proposed infrastructure improvements at Elim Park's Cook Hill road campus. The LRC Group is providing consulting civil engineering to the project design team for sitework related to these improvements. Elim Park is proposing generator replacements and additions in order to increase the emergency power capacity and overall functionality of the property for residents in power outage conditions.

Sketches are attached showing the locations for the proposed generator replacements/additions as well as note the related electrical duct bank routing and changes to existing fenced enclosures, access gates, etc. In general, each generator replacement or addition is in a location already accommodating generators, switch panels or mechanical equipment. Existing fenced areas will be maintained or extended as required to provide visual screening of the equipment, and each new generator will include an integrated sound attenuating enclosure.

No activities are proposed within wetlands or waterbodies, however, two generator sites are adjacent to a regulated area, and one of them will have related but limited construction activity within the regulated area. The three locations are in the vicinity of the following buildings:

- A. Spring Meadow – Addition of a 600kW generator and emergency distribution panel to serve Spring Meadow, Andrews Knoll, Mallard Mill and Wellness Center Buildings.
1. This is an existing generator & mechanical area located on the north side of the perimeter road drive adjacent to the Community Gardens and near the existing pond.
  2. The existing and proposed equipment will be located outside of the 50' regulated area around the pond (waterbody), but activity to site the equipment, install new duct banks, and expand enclosure fencing will occur within the approximate regulated area. Much if not all of this activity is within previously improved site conditions and much of it occurs within the existing paved areas of the perimeter drive. Erosion controls will be provided to limit any potential sediment from traveling into the regulated area. See sketches.

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3. The new generator will be sited behind the existing mechanical equipment and be sited on an already graded condition - excavation will be limited to that required for construction of the new pads and new duct banks. Restored conditions will be similar to existing and no significant cut or fill situations are proposed. Excess excavated materials will be removed from the work areas and not placed in relation to this work or in any regulated area.
  4. Affected fencing and gates providing secondary access to the Community Gardens will be adjusted and other ancillary garden elements will be relocated (mulch bin, stake storage, etc.).
- B. Riverbend – An existing 150kW generator will be replaced with a new 300kW generator to serve Riverbend and Brookvale buildings.
1. This is an existing generator location adjacent to but outside of the regulated area of the Mill River. No activities are proposed within the regulated area, but erosion controls will be provided to limit any potential sediment from traveling into the regulated area. See sketch.
  2. The existing mechanical area on the north side of the perimeter drive is enclosed by a solid board fence and will be expanded slightly to accommodate the larger size of the new generator and concrete pad.
  3. Portions of the existing fenceline and gate will be temporarily removed to facilitate removal and replacement of the generators and construction of the new generator pad.
  4. New duct bank routing to Brookvale will be outside of the regulated area as well. Existing duct banks to Riverbend will be re-used.
- C. Village Green & Village Green – An 80kW generator inside Village Green will be removed and replaced with a new 300kW generator, and an existing 100kW generator outside of Mountain View will be replaced with a new 150kW generator. The new generators will be located within an existing mechanical area enclosed by solid board fence (subject to adjustment of the fenceline) and is adjacent to the existing loading dock and is well away from any regulated area.

We refer you to the attached sketches for illustration of the proposed improvements. We anticipate discussing the project and Request for Determination with you at your July 20<sup>th</sup> meeting and look forward to answering any questions that you may have.

Thank you for your consideration.

Sincerely,

**LRC Engineering & Surveying, DPC**

By:

A handwritten signature in black ink, appearing to be "HT", written over a horizontal line.

Henry Thomas, RLA, Principal

Enc: Generator Replacement Project Site Sketches (11"x17")

Cc: Brian Bedard, Elim Park  
Rob Cota, Elim Park  
Rob Ulrich, Elim Park