



Town of Greenwich
Dept. of Public Works
Sewer Division
Interoffice Correspondence

Date: March 11, 2021

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202100048: 44-48 West Putnam Avenue, Paradigm 44-48 West Putnam Avenue LLC

We have prepared the following comments and questions regarding the proposed application.

Project Summary:

- Addition of 12 residential apartments to be located in the main building on the property.

Sewer Division Comments:

As indicated in the Sewer Division's prior comments dated May 22, 2019, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:

- None.

Comments to be addressed during Sewer and Building Permit phase:

- The applicant/owner is required to provide both existing and proposed sanitary sewer flows. For the existing sewer flows, please provide a minimum of 2-years-worth of water usage data and for proposed sanitary sewer flows please include references used, as well as appropriate peaking factors, etc. Please include the proposed number of units, number of bedrooms per unit, etc.
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- If the applicant/owner proposes to include any food preparation establishments in the building, the applicant/owner will be required to submit grease trap submittal packages to the Sewer Division for review and approval.
- The application does not show the existing or the proposed sanitary sewer infrastructure or the existing or the proposed drainage infrastructure that serves these addresses. The applicant must show all sanitary and drainage infrastructure for any plans submitted for the sewer permitting. Please revise plan to show the existing or proposed sanitary sewer line and laterals, including size of the pipe, if it is a gravity line or a pressurized line, manholes, clean outs, and any other sanitary sewer infrastructure, including septic systems. Please revise plan to show the existing or proposed site drainage, including any permeable pavers, pervious pavement, storm drainage networks/infrastructure areas, and any other drainage infrastructure. Also show any easements on the property so that the Sewer Division can provide any necessary comments as they relate to the proposed site improvements. This should be located during the CCTV inspection and

included on future sewer permit applications so that any additional comments/conditions related to sewer can be made at that time.

- It cannot be determined from the information submitted, but if it is found that this building connects to the private sewer line that runs down Lewis Court to Lewis Street, additional CCTV work may be required, as well as documentation regarding any existing sewer easements, sewer maintenance agreements, etc. This may also require dye testing. Please coordinate directly with the Sewer Division for further direction.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains that serve the existing building(s) to confirm there are no issues with the existing sanitary sewer lateral. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer / Sewer Inspector. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Inspector present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.
- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations.
- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits **PRIOR** to obtaining their Building Permits.

Also, please note, the applicant should **NOT** submit for Sewer Permits until the project has received approval from P&Z.