



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

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Date: March 12, 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: PLPZ202100014: 675 Steamboat Road, Patricia Gillego Barakett

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

Project Summary:

- Demolish the existing structure and construct a new 7,561sf single-family dwelling, pool and associated improvements.

Sewer Division Comments:

As indicated in the Sewer Division's prior comments dated February 23, 2021, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:

- We thank the applicant's design team for providing a response dated, March 4, 2021 regarding the Sewer Division's questions and concerns regarding the flood elevations and any potential impacts to basement plumbing, etc. It appears that the applicant's design team has submitted response to the LOMC Clearing House's comments from January 18, 2021 for CLOMR-F approval. The Sewer Division does not object to P&Z moving this project forward. However, the Sewer Division will not be able to issue any Sewer Permits and therefore no Building Permits will be granted until confirmation is provided in writing that the site has received CLOMR-F approval.

Comments to be addressed during Sewer and Building Permit phase:

- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains (if applicable) that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral or its connection to the sewer main. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. 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. It is our understanding that a CCTV inspection is scheduled for February 24, 2021.

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- The applicant/owner will be required to provide written confirmation that this site has received CLOMR-F approval. Written confirmation will be required in order to issue any Sewer Permits. Please refer to the comment listed above under the P&Z phase comments section of this memo.
  - 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. The proposed development which is in a flood zone shows the basement including plumbing. We have received written confirmation from the applicant's design engineer that this has been considered and the property owner is aware. They feel they are adequately protected by their proposed pumping system. The Sewer Division has no further comment regarding this item.
  - The proposed pool must be a closed loop system and cannot discharge any backwash to the sanitary sewer system. Written confirmation is required during Sewer Permitting.
  - The applicant will be required to provide written confirmation on whether they will be installing any outdoor plumbing fixtures (such as sinks for patio areas, outdoor showers, etc.) and how the proposed discharge will be handled.
  - 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, any portion of sanitary sewer lateral that crosses under drainage areas, permeable paver or pervious pavement areas, or within 10-feet of storm drainage systems (such as cultecs) are required to be encased in concrete to the nearest upstream and downstream joints to inhibit infiltration. Please coordinate with the Sewer Division for details.

**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.