



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

Date: May 20, 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: PLPZ202100118: 200 Pemberwick Road, Clay Kaufman/The Cedar School

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

Project Summary:

- Interior alterations in order to open a new school.

Sewer Division Comments:

Comments to be addressed during P&Z phase:

- Please confirm there are no plumbing fixtures in the lower level that are in the flood zone. As we understand it, the existing commercial space is below the FEMA flood elevation.

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.
- Due to the potential increase in sewage flow from this proposed development, the owner/applicant will be required to provide proposed sewage flow calculations /analysis from the proposed development (for the full maximum number of students proposed) by a licensed Professional Engineer as well as water usage data for a minimum of two years. We need to confirm there will be no capacity issues from the proposed development. Please coordinate with the Sewer Division for further direction.
- 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 consider this and revise accordingly.

- 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.