



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

Date: July 16, 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: PLPZ202100256: 16 Rock Ridge Avenue, Sangyeup Lee & Soohyun Kwon

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

Project Summary:

- Construct addition to an over volume dwelling as well as renovation of the pool house exterior, installation of a new pool and other associated site improvements.

Sewer Division Comments:

Comments to be addressed during P&Z phase:

- This property currently has three existing Sewer Permits from 2020 that have not been closed out. The owner/applicant should be required to close out the open Sewer Permits. These permits are:
 - PRSD202000192 – Main House
 - PRSD202000193 – Guest House
 - PRSD202000194 – Pool House

The owner/applicant never completed the sewer maintenance agreement letter for the shared lateral connection between the main house and the pool house as listed as a condition of their Sewer Permits. Please have the applicant/owner coordinate with the Sewer Division and complete this so that these open Sewer Permits can be closed.

Comments to be addressed during Sewer and Building Permit phase:

- The proposed addition is shown to be over a portion of the existing sewer lateral that serves the existing pool house. Please have the applicant's engineer submit information to show if there will be any impacts to the sewer lateral for this location with the proposed addition. For example, are they proposing to cut/cap and remove a portion of the sewer lateral during excavation for the foundation and then re-install, or are they proposing to relocate the lateral, etc.? In addition, the Sewer Division does not recommend building permanent structures such as houses over sewer laterals as it makes future repairs, maintenance and replacement very difficult.
- Please coordinate directly with the Sewer Division for any necessary Sewer Permits.
- The pool must use a closed loop filtration system. No connection to sanitary sewer is permitted. Please provide written confirmation during Sewer Permitting.
- 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.

- 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, 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.