Ms. Katie DeLuca, AICP
Deputy Director, Planning & Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE:  PLPZ202100101 – Greenwich Hospital Cancer Center, Greenwich, CT

Dear Ms. DeLuca,

We are in receipt of comments prepared by Aleksandra Moch, Environmental Analyst-Conservation Commission, dated May 4, 2021 in regards to the above referenced application. The following is in response to comments 1 and 2.

1. The proposed drainage system consists of an underground infiltration system to treat the runoff from a portion of the proposed roof while an underground sand filter system will treat the remaining portions of the roof and the entirety of the parking and drives. A traditional detention system is not proposed for this development however, the sand filter system, with its small diameter underdrains as the primary discharge from the sand filter, detains and reduces the discharge rate of stormwater in all storm events. The detention characteristics is most evident in the smaller, more frequent storm events where stormwater runoff rates are reduced by at least 30% through the system (up to a 5-year storm event). It should be noted that detention systems typically provide no water quality treatment, only peak flow control. Due to the existing soil conditions, high ledge and groundwater, alternate stormwater management practices will not function as intended or will require additional infrastructure to separate the stormwater from the groundwater. In addition, due to the increased transient nature of the facility (as compared to a standard office building), porous asphalt is not recommended as it will wear more quickly than standard asphalt.

2. The proposed oil/grit separator is required to treat any residual snowmelt or stormwater drip from vehicles parked within the enclosed parking garage before being discharged into the sanitary sewer system. This is not part of the stormwater management system.

Although a sand filter may not treat all known pollutants, it does provide filtration of some pollutants and is an accepted Filtration BMP per the Town of Greenwich Drainage Manual. These systems have been successfully implemented on many developments, including larger parking lots and athletic tracks, throughout Greenwich. Catch basin sumps do provide an initial collection of sands and other
floatable debris, per the TOG Drainage Manual, catch basin sumps only remove 25% of the total suspended solids (TSS) in stormwater runoff. A sand filter system is capable of removing an additional 85% of the TSS in stormwater runoff, which by itself exceeds the Town standard of 80% TSS removal.

We trust that these responses are acceptable and no further information is necessary to address these two comments. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

[Signature]

David R. Ginter, P.E.

cc: Project Team