



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

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Date: October 22, 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: PLPZ202100400: 127 Byram Shore Road, 127 Byram Shore LLC

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

**Project Summary:**

- Demolish the existing home and construct a new over-volume single family residence.

**Sewer Division Comments:**

**Comments to be addressed during P&Z phase:**

- We understand that this property performed a Sewer CCTV inspection earlier this year. The applicant's engineer is required to confirm if the manhole structures shown on the drawings are storm drainage or sanitary sewer. On any future plans submitted, the sanitary sewer infrastructure must be accurately shown all the way to and including its connection to the Town sanitary sewer main on Byram Shore Road. On sheet 2 of the drawing set, it lists manhole structures on the property as sewer. However, on sheet 4 of the drawing set, it shows some of these same structures and piping connected to the storm drainage for the site. It is very important that the engineer determine what is sanitary sewer and what is storm drainage and maintain separate piping networks for the two systems. No cross connection between sanitary sewer and storm drainage is allowed.

**Comments to be addressed during Sewer and Building Permit phase:**

- The applicant/owner will be required to obtain the necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The plans submitted do not appear to show existing or proposed sanitary sewer. Any plans submitted for permitting will require both the existing and proposed sanitary sewer infrastructure to be shown.
- This project is required to utilize low flow plumbing fixtures. Written confirmation will be required during the Sewer Permitting process.
- As this parcel is in a flood zone, any and all plumbing fixtures in any building on the site connected to sanitary sewer must be a MINIMUM of at least 1-foot or higher than the FEMA flood elevations for this parcel. Written confirmation will be required during the Sewer Permitting process.
- The applicant/owner is required to adhere to the findings of the CCTV inspection that was e-mailed to Derek at Significant Homes on June 23, 2021. In addition, the applicant/owner will be required to develop a sewer maintenance agreement for the shared portion of gravity sanitary sewer lateral to the Town sewer main.

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- 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 sewer infrastructure installed within 10-feet of any drainage structures, permeable pavement, rain gardens, etc. requires concrete encasement. 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.