



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

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: PLPZ202000407,408,409,410,&411: 581-585 West Putnam Avenue, 0 & 51
Weaver Street, 18 Valley Drive, Putnam 600 Acquisition LLC, 585 West Putnam
LLC, Greenwich Park LLC

We have prepared the following comments and questions regarding the proposed P&Z applications for Greenwich Office Park and combined 581-585 West Putnam Avenue, 51 Weaver Street, 18 Valley Drive, and 0 Weaver Street/West Putnam Avenue.

Project Summary:

- Demolition of all buildings on-site, and construction of a four (4) story residential building containing 9 "Moderate Income" units and a lower level parking garage. The office building on-site will remain.
- Address the removal of the West Putnam Avenue driveway and the connection of its parking area to the 581 West Putnam Avenue driveway.
- Address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue parcel.
- Address the proposed drop off lane being added.
- Lot line change between the Office Park Parcel and 581/585 Parcel.

Sewer Division Comments:

As indicated in the Sewer Division's prior comments dated February 24, 2021, November 12, 2020, March 3, 2020, and January 23, 2020, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:

- None.

Comments to be addressed during Sewer and Building Permit phase:

- The applicant/owner has previously been working in good faith with the DPW regarding the existing sewer capacity issues downstream of this proposed development. Based on an e-mail from the applicant's attorney received March 5, 2020, the applicant/owner has confirmed that they are still committed to proceed with installing the sanitary sewer improvements downstream of this proposal to facilitate this proposed development. All sanitary sewer work must be completed, inspected, approved by the Sewer Division and fully functional PRIOR to the proposed development making any sanitary sewer connections to this sewer system. Should the applicant pursue this commitment, the sewer line construction details (e.g. line size, specific segments, etc.) would be handled through the sewer permitting process. The sewer design documents are nearing completion and the correct sizing of the sewer improvements is currently being finalized,

however we need some additional information from the proposed development team on flows listed in the comments below. Please include this commitment for the downstream sewer improvements as part of any approval of this application.

- As revised site plans have not been submitted, we cannot confirm whether this comment is still necessary or not. If the applicant provides updated Site Plans for the revised building, we can determine if this is still required or not. Since we cannot confirm, we are including the prior comment. PRIOR COMMENT: As the applicant is now proposing porous/permeable pavement and storm drainage (including rain gardens, etc.) above the Town's sanitary sewer main, the applicant/owner will be required to perform work on the Town's sanitary sewer main, using a Town Sewer Division approved contractor, etc. This will need to be coordinated with the Sewer Division. A written commitment by the applicant/owner is required prior to P&Z approving this application.
- As requested in our prior comments, we requested sanitary sewer flows. The applicant's engineer provided proposed sewer flows and estimated existing flows for prior development, but did not include water usage data as requested. We previously requested this water usage data. The applicant/owner is required to provide a minimum of 2-years' worth of water usage data from the existing properties. In addition, please have the developer's engineer clarify the following:
 1. Clarify the type / number of bedrooms for the 44 proposed residential units
 2. Total square footage of the proposed office space
 3. Existing water usage data (listed above)

This will be helpful for us to determine and finalize design related to the downstream sewer improvements required to facilitate this development. We believe that as long as the developer performs the required offsite sewer improvements (increasing size of downstream sewer segments as outlined in the first bullet), the sewer capacity concerns should be alleviated and would not have objection to the proposed development. However, the above information would help us confirm the true impact (flow increase) from the proposed development. This can be provided during the Building Permit and Sewer Permitting phases, however, it should be submitted as soon as possible, as it will result in additional review times and can impact length of time to obtain the Sewer and Building Permits.

- It appears that applicant has made revisions to the proposed building footprint. It appears the proposed building revision is now not within the sewer easement although the northwest corner of the edge of the proposed building is right on the edge of the easement. It is also not clear if the proposed building foundation is proposed within the easement area. While it is not required during the P&Z phase, during the Building Permit and Sewer Permitting phases a more detailed plan with an actual field surveyed plan will be required to confirm that the proposed building, or any building foundation is not within the sewer easement footprint. In addition, we will require confirmation that the building foundation in the northwest corner (where it is along the edge and within 5-feet of the outer edge of the sewer easement), the applicant must provide written confirmation that the proposed foundation is designed to be self-supporting and will not rely on the surrounding soil. This is due to that fact that at some point in the future, the existing sanitary sewer main may require repair or replacement via open cut excavation.

We previously included this requirement in our prior comments that the applicant/owner will be required to design their foundation such that it is completely self-supporting and does not rely on the surrounding soil to support it, so that when the Town has to excavate for the sanitary sewer replacement there is not potential for damage to the applicant's structure, etc. Please coordinate directly with the Sewer Division regarding this. This can be provided during the Building Permit and Sewer Permitting phases, however, it should be submitted as soon as possible, as it will result in additional review times and can impact length of time to obtain the Sewer and Building Permits.

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 recently submitted on October 20, 2021 a Sewer Repair Permit to address the sanitary sewer lateral for the 585 West Putnam Avenue. The applicant/owner must adhere to the conditions of the Sewer Permit once a Sewer Permit is issued for 585 West Putnam Avenue.
- Any sewer lateral(s) that are proposed to be installed within 10-feet of any drainage area, such as, but not limited to permeable pavement, biofiltration areas, drain lines, etc., will be required to be encased in concrete to the nearest upstream and downstream joints at least 10-feet from the edge of the drainage area to inhibit infiltration. Should this be required, please coordinate directly with the Sewer Division.
- 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.