APPLICATION SUMMARY:
The applicant is requesting final site plan and special permit approval, pursuant to Sections 6-5, 6-13 to 6-17, 6-93, 6-101, and 6-205 of the Building Zone Regulations to construct a 447 sq. ft. garage, perform interior renovations to the existing house and designate a 100% septic replacement location, resulting in on site building volume in excess of 150,000 cubic feet.

ISSUES/COMMENTS:
1. All applicable structures, new and existing, need to be accounted for in calculations for floor area, volume, and new impervious area.
DEPARTMENT COMMENTS
Zoning Enforcement - Attached
Health – Attached
Conservation- Attached

EXISTING CONDITIONS

59 Mooreland Road is located at the terminus of the cul de sac on the northeast side. The property is just over 4 acres in the RA-4 zone and is currently improved with a single family dwelling, driveway, greenhouse, chicken coop, bocci court, outdoor kitchen area, playground, walkways, stonewalls, private well, septic system, transformer, and landscaped areas. Plans show there are catch basins on site, but it is unclear if there are storm water detention / retention structures or measures in place.

There are extensive inland wetlands on site and those have been delineated in the field and shown on the plan. Several wetlands permits have been issued for the property over the years, but none was required for this proposal as construction will take place a significant distance from any wetland.

The property has a private drinking well and a private sewage disposal system.

No subdivisions or site plans were found on file with Planning and Zoning for the property.

PROPOSAL

This project includes constructing a new garage at the rear of the property, renovating the interior of the existing house to create an additional bedroom, and designating a 100% septic reserve area. The 2-car garage will be 21’6½” in height, and will have an attic area on the second level that is designated as a play room. There are no bathrooms nor any plumbing proposed in the
garage. The Health Department has reviewed the plans and have approved the septic reserve as proposed. Proposed green area is shown as 88.1% where 84% is the minimum.

Application documents indicate that resulting gross floor area will be 11,083 sf. FAR drawings show that the first floor of the house is 5518 sf, and the second floor is 5118 sf, with the attic and basement areas not counted. The garage is shown to be 447 sq. ft. in floor area. Volume calculations indicate that volume on site will increase from 171,471 cu. ft. to 180,699 cu. ft. As noted in the Issues/ Concerns section, these calculations must include all applicable structures, including the greenhouse and the chicken coop.

A storm water exemption has been submitted for this proposal indicating that resulting new impervious areas are less than 500 sq. ft. However, all applicable structures, such as the greenhouse and the chicken coop, must be accounted for in total new impervious area. Further, based on the Drainage Manual, exemptions “accumulate”, so if other structures have been built over the years with exemptions, those have to be reflected in the total new impervious. If more than 1000 sq. ft. of new impervious has been added during the applicable time period, then a full Storm Water Drainage Report is required to be submitted. The DPW department can be consulted for clarification.

The area of construction is steeply sloping. Five white pines will be removed to construct the garage. Conservation comments noted that these trees are helping to stabilize the slope and if the trees cannot be saved, they should be replaced at a 2:1 ratio.

Sedimentation and erosion control plans are included in the development plans. This plan shows silt fencing encompassing the development area, a designated staging area, a designated stockpile area to be protected with silt fencing, and silt sacks to be utilized in the driveway catch basin located closest to the construction.

**SPECIAL PERMIT CONSIDERATIONS:**
This proposal is subject to site plan and special permit review because the total proposed building volume exceeds 150,000 cubic feet per Section 6-101(a). Under Section 6-17, the Commission has to decide, among other things, if the proposal is in scale with and compatible with surrounding uses.

**APPLICABLE REGULATIONS:**
BZR Sections: Sections 6-5, 6-13 to 6-17, 6-93, 6-101, and 6-205
ZONING ENFORCEMENT

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Fischetti

LOCATION: 59 Mooreland Rd

PLAN DATE:

ZONE: RA-4

☐ Ok for Zoning Permit Sign-off with the following revisions:

☒ Resubmit the following prior to Site Plan/ Subdivision approval:
  There are no permits on file for the existing greenhouse and chicken coop which do not comply with the required setbacks.

☐ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture

Date: 1/25/2022

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
This proposal is for a bedroom addition in the attic of the residence and a detached 2 car garage with a play area on the second floor with no plumbing in the structure. The applicant has provided a 100% Replacement Area for an 8 bedroom septic system. Based on this the Health Department would approve this project.

Michael Long
Greenwich Health Department

Hello All,

Please find the attached routing sheet and link to application for 59 Moreland Road.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EnTuR2ReAYhEo8thawD1ZUYBG0jJDDINmLi0MEnPtwDdlg?e=weVmzS

This is tentatively scheduled for a meeting in December.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
MEMORANDUM

To: Marisa Anastasio, Planner II
From: Aleksandra Moch, Environmental Analyst
Date: January 21, 2022
Re: Tom Fishetti, 59 Mooreland Road, PLPZ 2021 00497
      Site plan by Joseph F. Risoli, P.E., dated October 7, 2021.

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration:

1. The area of the proposed detached garage is located over a steep slope stabilized by the deep root system of five white pines. The trees are large with strong wildlife values and well connected to the other trees growing along the eastern property line. The plan should indicate how many of them will be removed and offer a 2:1 replacement. White pines, a native species, provide food and shelter to variety of wildlife, absorb storm water, provide shade, filter the air and noise pollutions, sequester carbon and enhance/protect the soil.

cc: Conservation Commission
Site Plan Application

Property Address: 59 Mooreland Road
Tax ID: 10-2315

Property Owner: Martha Lam
Address: 59 Mooreland Road
Email: mlam313@gmail.com
Cell Phone: (203) 912-6409
Other Phone:

Applicant: Tom Fischetti
Address: 7 Lockwood Dr., Old Greenwich, CT 06870
Email: tom@peerlessconstruction.net
Cell Phone: (914) 494-8811
Other Phone:

Authorized Agent: VanderHorn Architects
Address: 41 West Elm St., Greenwich
Email: dm@vanderhornarchitects.com
Cell Phone: (203) 622-7000
Other Phone:

Select One: [ ] Pre-Application  [ ] Final
Zone(s): RA-4
Lot Area: 4.0768 AC

Please select all relevant items below:

- [X] Special Permit – Complete special permit application form
- [ ] Coastal Overlay Zone
- [ ] Property is within 500 feet of a Municipal Boundary of __________________ (for notification)
- [ ] Amendment to Building Zone Regulations – Section(s)______________________________
- [ ] Amendment to Building Zone Map – Zone(s) affected______________________________
- [X] Health Department review needed
- [ ] Sewer Department review needed
- [ ] Architectural Review Committee Application attached or Review needed
- [ ] Planning & Zoning Board of Appeals review needed
- [ ] Inland Wetlands and Watercourses Agency Review / Approval Required
- [ ] Scenic Road Designation

To be completed by P&Z staff only:
Check # ___________________ Check Amount: $ ___________
Application # ___________________________
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units</td>
<td>1</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td>7</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>10,636</td>
<td>447</td>
<td>11,083</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>10,636</td>
<td>447</td>
<td>11,083</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>38'</td>
<td>no change</td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td>.0599</td>
<td>.0624</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td>5,891</td>
<td>530</td>
<td>6,421</td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td>26,047</td>
<td>425</td>
<td>26,472</td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td>151,538</td>
<td>(425)</td>
<td>151,113</td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td>2002</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Additions</td>
<td>☑ Alterations</td>
<td>☐ Demolition</td>
<td>☐ Re-Construction</td>
</tr>
</tbody>
</table>
Special Permit Application

<table>
<thead>
<tr>
<th>Property Address: 59 Mooreland Road</th>
<th>Tax ID: 10-2315</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner: Martha Lam</td>
<td>Address: 59 Mooreland Rd</td>
</tr>
<tr>
<td>Email: <a href="mailto:mlam313@gmail.com">mlam313@gmail.com</a></td>
<td>Cell Phone: (203) 912-6409</td>
</tr>
<tr>
<td>Applicant: Tom Fischetti</td>
<td>Address: 7 Lockwood Dr., Old Greenwich, CT 06870</td>
</tr>
<tr>
<td>Email: <a href="mailto:tom@peerlessconstruction.net">tom@peerlessconstruction.net</a></td>
<td>Cell Phone: (914) 494-8811</td>
</tr>
<tr>
<td>Authorized Agent: VanderHorn Architects</td>
<td>Address: 41 West Elm St., Greenwich</td>
</tr>
<tr>
<td>Email: <a href="mailto:dm@vanderhornarchitects.com">dm@vanderhornarchitects.com</a></td>
<td>Cell Phone:</td>
</tr>
<tr>
<td>Zone(s): RA-4</td>
<td>Lot Area: 4.0768 AC</td>
</tr>
</tbody>
</table>

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

- Section 6-17 — Special Permit standards and procedure
- Section 6-30 — Conservation Zone special provisions
- Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
- Section 6-98 — RMF Zone
- Section 6-100 — Use Groups for Business Zones
- Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
- Section 6-103.1 — Parking deficient uses in CGBR
- Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
- Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
- Section 6-109 — HO & HRO Zones
- Section 6-110 — Dwellings under special requirements for Business Zones
- Section 6-112 — IND-RE Zone applications
- Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
- Section 6-114 — CCRC (Continuing Care Retirement Community)
- Section 6-118.1 — Uses within railroad rights of way
- Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
- Section 6-140.1 — Satellite Earth Stations that emit microwaves
- Section 6-141 — Changes in non-conforming uses, buildings
- Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # ______________________ Check Amount: $ ____________
Application # ________________________________ pzSpecialPermitApp 2020
## Application Signature Page

**Property Address:** 59 Mooreland Rd  
**Tax ID:**

**Property Owner 1:** Martha Lam  
**Address:** 59 Mooreland Rd Greenwich, CT 06831  
**Email:** mlam313@gmail.com  
**Cell Phone:** 203-912-6409  
**Other Phone:**

**Signature:** Martha Lam  
**Digitally signed by Martha Lam**  
**Date:** 2021.10.14 09:24:28 -04'00'

<table>
<thead>
<tr>
<th>Property Owner 2:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner 3:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner 4:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

**Applicant:**  
**Address:**

**Email:| Cell Phone: | Other Phone: |
| Signature: | Date:     |

**Authorized Agent:**  
**Address:**

**Email:| Cell Phone: | Other Phone: |
| Signature: | Date:     |
Site Plan Review Checklist

Property Address: 59 Mooreland Road
Tax ID: 10-2315

Anticipated Type of Application: ________________________________

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

☐ 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   □ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   □ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   □ c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   □ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   □ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   □ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   □ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   □ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

☐ 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   □ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   □ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   □ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   □ d. Note specifying source of water supply and method of sewage disposal.
   □ e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   □ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   □ g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   □ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

- i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
- j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

5. Three copies of “building coverage” computation sheets.

6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

8. Three copies of Volume calculations per 6-101.

9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1” to 400’ needs to be provided for affected areas(s).

13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

17. A separate schematic plan at a scale no large than 1”-100” indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

21. Required fee submitted at time of application (see fee schedule).

22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office.”

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Application Signature Page

Property Address: 59 Mooreland Rd

Property Owner 1: Martha Lam
Email: mlam313@gmail.com
Signature: Martha Lam

Address: 59 Mooreland Rd Greenwich, CT 06831
Cell Phone: 203-912-6409
Other Phone: 
Date: 2021.10.14 09:24:28 -04'00'

Property Owner 2:
Email: 
Signature: 

Property Owner 3:
Email: 
Signature: 

Property Owner 4:
Email: 
Signature: 

Applicant:
Email: 
Signature: 

Authorized Agent:
Email: 
Signature: 

Tax ID: 

Digitally signed by Martha Lam
Date: 2021.10.14 09:24:28 -04'00'
Project Narrative – New Garage Special Permit

59 Mooreland Road
Greenwich, CT 06831
VanderHorn Architects

Our clients at 59 Mooreland Road wish to finish a portion of the existing unfinished attic to create a guest bedroom, without changing the exterior of the house. Septic design and application to the Health Department are thus included in this package.

They would also like to build a detached garage at the rear of the house as located on the site plan and shown on the attached architectural drawings. The property has the gross floor area available for the garage; however, the house as it exists is already over the 150,000 cu. ft. maximum volume for any property. This increase over the maximum volume is the reason for the special permit application.
SITE PLAN/ BZR/ REZONING/ SPECIAL PERMIT EXTENSION LETTER

Planning and Zoning Commission
Town Hall
101 Field Point Road
Greenwich, CT 06830

Re:  Name of Property Owner/Applicant: Martha Lam

Property Address: 59 Moreland Rd

Application Type (check all applicable):

☐ Site Plan  ☑ Special Permit  ☐ Rezone  ☐ Amend BZR  ☐ Other: ___

P&Z Application #: P472202100497

Members of the Commission:

In accordance with the Building Zone Regulations per Sections 6-14.1 and 6-17 and the Connecticut General Statutes per Section 8-7d, as applicable, the undersigned:

☐ hereby grants the Commission an extension of time to open the above-captioned matter at a regular meeting and/or public hearing, (not to exceed 65 days).

If less than 65 days granted, please specify 95 Days

☐ hereby grants the Commission an extension of time (not to exceed 65 days) to continue and close the Hearing on the above-captioned matter.

If less than 65 days granted, please specify

☐ hereby grants the Commission an extension of time to decide the above-captioned matter, (not to exceed 65 days)

If less than 65 days granted, please specify

Use the following for site plans without public hearings

☐ hereby grants the Commission an extension of time to decide the above-captioned matter, (not to exceed 65 days)

If less than 65 days granted, please specify

Of note, the total of all extensions granted for any one project shall not exceed 65 days as per amendments of Section 8-7d by Public Act 03-177, effective October 1, 2003

Signed: Owner/Authorized Agent

M:\u\pz\Website Docs\Final Versions of Forms\pzSitePlanExtLetter9-03.doc
IWWA APPLICATION

PROPOSED SITE DEVELOPMENT

& 100% REPLACEMENT AREA

59 MOORELAND ROAD

GREENWICH, CT

PREPARED BY

JOSEPH F. RISOLI, P.E. LLC

ENGINEERS-PLANNERS-SURVEYORS

406 EAST PUTNAM AVENUE

COS COB, CT 06807
GENERAL NOTES:

LOCATION MAP
Joseph F. Risoli, P.E., LLC
ENGINEERS-PLANNERS-SURVEYORS

GRAPHIC SCALE 1" = 20 FT

MILLIKEN - CAD FILE.dwg
NAS/JOBS/
ASSUMED
OCTOBER 7, 2021
SBG
SCH
-
-
-
-
-
-
-
00D000
JFR

SUBJECT
PARCEL

Tax ID No. 10-2315
Zone: RA-4
117,585 S.F  Area: 4.0768 AC

SHEET 3 of 6

LEGEND

/#/46*#.#/

SCOTT B. GRAY, PLS
V-Notch weir equation,

\[ Q = 4.28 \times C \times \tan\left(\frac{\Theta}{2}\right) \times (h + k)^{5/2} \]

Where:
- \( Q \): Discharge (cfs)
- \( C \): Discharge coefficient
  
  \[ C = 0.607165052 - 0.000874466963 \times \Theta + 6.10393334 \times 10^{-6} \times \Theta^2 \]
- \( \Theta \): Notch Angle
- \( h \): Head (ft)
- \( k \): Head Correction Factor (ft)
  
  \[ k = 0.0144902648 - 0.00033955535 \times \Theta + 3.29819003 \times 10^{-6} \times \Theta^2 - 1.06215442 \times 10^{-8} \times \Theta^3 \]

Using the above V-Notch equation, we have calculated the values for the proposed V-Notch Weir to Row 1 (System A and System B) and Row 2 (System A and System B).

**DISTRIBUTION BOX 1 (DB-1)**
- **System A** (48 LF) with a 37.9° notch angle
  - \( Q = 0.318 \text{ cfs} \)
- **System B** (32 LF) with a 26.0° notch angle
  - \( Q = 0.217 \text{ cfs} \)
To DB-2 (for 2nd Row) with a 60.0° notch angle
  - \( Q = 0.52 \text{ cfs} \)

With V-Notch weir invert set at the same level, the volume of liquid would be distributed proportionately to Row 1 (System A, System B) and Row 2.

**DISTRIBUTION BOX 2 (DB-2)**
- **System A** (48 LF) with a 60.0° notch angle
  - \( Q = 0.524 \text{ cfs} \)
- **System B** (32 LF) with a 41.7° notch angle
  - \( Q = 0.350 \text{ cfs} \)

With V-Notch weir invert set at the same level, the volume of liquid would be distributed proportionately to System A and System B of Row 2.
ADD 2X6 TIEBACKS @ EACH RAFTER PRIOR TO REMOVING COLLAR TIES IF NOT ALREADY TIED TO JOISTS, V.I.F. 

EXISTING 2X12 RAFTERS TO REMAIN

REMOVE EXISTING COLLAR TIES

NEW HARDWOOD FLOORING ON EXIST. PLYWD. SUBFLOOR

NEW 2X4 KNEE WALLS W/ 5/8" GYP. BD. 

STORAGE

ATTIC BEDROOM

NEW 2X8 CEILING JOISTS @ 16" O.C.

NEW 5/8" GYP. BD. WALLS & CEILING T.O. ATTIC SUBFLOOR

B.O. CEILING JOISTS

9'-1" EXISTING DORMER BEYOND TO REMAIN

PROPOSED ATTIC SECTION

SCALE: 1/4" = 1'-0"

18 OCT 2021

DCM
NOTE: PLAN SHOWS EXISTING CONDITIONS, ALL TO REMAIN, DRAWN FOR RECORD PURPOSES ONLY

DRAWN BY:

JOB NUMBER:

SCALE:

DATE:

REVISIONS

Copyright © 2021 Douglas VanderHorn Architects

These documents are instruments of the Architect's service, and the design ideas contained within are the property of the Architect. They have been prepared specially for this Architect to assist the owner with regard to this project at this location. Use for any other purpose without the expressed written consent of Douglas VanderHorn, Architects is a violation of Federal Copyright Law. All rights reserved.

2105 PLAN NORTH

EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"

EXISTING BASEMENT PLAN

R1.1

1/4" = 1'-0"

18 OCT 2021

DCM

R1.1

1

REVISIONS

Copyright © 2021 Douglas VanderHorn Architects

These documents are instruments of the Architect's service, and the design ideas contained within are the property of the Architect. They have been prepared specially for this Architect to assist the owner with regard to this project at this location. Use for any other purpose without the expressed written consent of Douglas VanderHorn, Architects is a violation of Federal Copyright Law. All rights reserved.
NOTE: PLAN SHOWS EXISTING CONDITIONS, ALL TO REMAIN, DRAWN FOR RECORD PURPOSES ONLY.
**STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION**

**Project Name**: 59 MOORELAND ROAD  
**Project Address**: 59 MOORELAND ROAD, GREENWICH, CT  
**Project Lot Number(s)**: 10-2315  
**Property Owner(s)**: MARTHA LAM & FREDERICK DANBACK  
**Tax Account Number(s)**: 073/011  
**Zone(s)**: RA-4  
**Lot Area**: 4.0768 AC

1. Check all that apply to the proposed project:
   - [X] This is a new development or redevelopment project,
   - [ ] The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
   - [ ] The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

**Categorical Exemptions:**

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   - [ ] Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   - [ ] Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   - [ ] Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   - [ ] Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   - [ ] Customary cemetery management.
   - [ ] Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   - [ ] Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   - [ ] Repair of an existing septic system.
   - [ ] Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   - [ ] Repair or replacement of an existing roof of a single-family dwelling.
   - [ ] Construction of a second (or higher) floor addition on an existing building.
   - [ ] Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
   - [ ] The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS’ CERTIFICATION

Owners' Name

MARTHA LAM & FREDERICK DANBACK

Street Address

59 MOORELAND ROAD

City

GREENWICH

State

CT

Zip

06831

Phone __203-912-6409_________________________________ FAX ________________________________

Owners' Signature ___________________________________________________________________ Date 10/14/2021

CONTRACTOR’S CERTIFICATION

Company Name

MARTHA LAM & FREDERICK DANBACK

59 MOORELAND ROAD

GREENWICH

CT

06831

Street Address

59 MOORELAND ROAD

City

GREENWICH

State

CT

Zip

06831

Phone ________________________________ FAX ________________________________

Contractor’s Signature ________________________________ Date ____________________
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:
   - Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
   - A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   - The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   - Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   - Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
   - Restoring a riparian buffer (may require IWWA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name JOSEPH F RISOLI, P.E. LLC

Street Address 406 E PUTNAM City COS COB State CT Zip

Phone 203 637 8036 FAX

Professional Engineer’s Name JOSEPH F. RISOLI, P.E.
PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

- [ ] 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
- [ ] 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

- [ ] Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- [ ] A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- [ ] The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- [ ] Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- [ ] Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- [ ] Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

- [ ] A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- [ ] The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer’s Signature: [Signature]

Date: Oct 18-21

Professional Engineer’s Seal

Form SE-100 Page 5 of 8 February 2014
**IMPERVIOUS AREA WORKSHEET**

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

**POINT OF CONCERN**

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>5,891.28</td>
<td>5,891.28</td>
<td>0</td>
</tr>
<tr>
<td>Driveways</td>
<td>13,602.43</td>
<td>13,602.43</td>
<td>0</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>1,365.55</td>
<td>1,260.27</td>
<td>(105.28)</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>938.84</td>
<td>938.84</td>
<td>0</td>
</tr>
<tr>
<td>Patios</td>
<td>4,114.33</td>
<td>4,114.33</td>
<td>0</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>134.13</td>
<td>134.13</td>
<td>0</td>
</tr>
<tr>
<td><strong>EQUIPMENT PAD</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GARAGE</td>
<td>0</td>
<td>530.22</td>
<td>530.22</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>26,046.56</strong></td>
<td><strong>26,471.50</strong></td>
<td><strong>424.94</strong></td>
</tr>
</tbody>
</table>

---

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
Exhibit A
Operations and Maintenance Plan
(59 Mooreland Road, Greenwich, CT)
(October 8, 2021)

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at (59 Mooreland Road, Greenwich, CT) are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. **Stormwater Control Structures:**
   a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. **Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:**
   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

5. **Drywells and Infiltration Systems:**
   a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the units shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.
6. **Roof Gutters:**

   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

7. **Groundwater Pump System:**

   a. Pump system shall be inspected for proper operation including all connections and force mains.
   
   b. The backup generator and electrical system must be inspected for proper operation by an electrician.
   
   c. Sump of the pump chamber shall be cleared of all debris and silt.
   
   d. The approved pump model is:
   
   e. The existing pump can only be replaced with a pump matching the specifications of the existing pump listed above. A change to a different pump must be approved by the Engineering Division.
   
   f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

**Disposal of Debris and Sediment:**

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

**Maintenance Records:**

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
Operations and Maintenance Log (Page 1 of 3)

(59 Mooreland Road, Greenwich, CT)

(October 8, 2021)

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector’s Name: ____________________________    Date of Inspection: _________________

Affiliation: _________________________________   Phone #: _________________________

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:
## Operations and Maintenance Log (Page 2 of 3)
(59 Mooreland Road, Greenwich, CT)
(October 8, 2021)

**Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:**

- Have all drainage outlets been cleared of debris?  
  - Yes  
  - No  
  - N/A
- Have all outlet protections been inspected/repaired?  
  - Yes  
  - No  
  - N/A
- Have all erosion issues been repaired?  
  - Yes  
  - No  
  - N/A

**Notes:**

<table>
<thead>
<tr>
<th>Notes:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Drywells and Infiltration Systems:</th>
</tr>
</thead>
</table>
| Have units been cleared of debris/sediments?  
  - Yes  
  - No  
  - N/A |
| Do units require additional repair? (identify below):  
  - Yes  
  - No  
  - N/A |
| Has draining times of system been verified?  
  - Yes  
  - No  
  - N/A |

**Notes:**

<table>
<thead>
<tr>
<th>Notes:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Roof Gutters:</th>
</tr>
</thead>
</table>
| Has accumulated debris been removed from gutters?  
  - Yes  
  - No  
  - N/A |
| Do any gutters require additional repair? (identify below):  
  - Yes  
  - No  
  - N/A |

**Notes:**

<table>
<thead>
<tr>
<th>Notes:</th>
</tr>
</thead>
</table>
Groundwater Pump System:

- Has the electrical connections been inspected? □ Yes □ No □ N/A
- Has the electrical connections for the generator been inspected? □ Yes □ No □ N/A
- Has the generator been exercised? □ Yes □ No □ N/A
- Has the sump been cleaned? (identify below): □ Yes □ No □ N/A

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

__________________________________________________________   _____________________

Signature of Inspector:                   Date:
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 59 Mooreland Road
Tax ID: 073/011

Property Owner: Martha Lam & Frederick Danker
Address: 59 Mooreland Rd

Contact information - Email or Cell Phone:

Authorized Agent: Joseph Risoli P.E.
Address: 406 E. Putnam Ave Cos

Contact information - Email or Cell Phone: 203-6378036

Has there ever been an IWWA application for this site? YES NO Appl #

ACTIVITY: (Circle) Addition Demolition Deck Interior renovations New residence Generator
Tennis Court Pool Site Work/Landscaping Septic Other (specify) Behind house

Will this activity require an addition to the septic system or a B100a? YES NO

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner [] authorized agent [ ] [check one] I believe the information I have submitted is correct.

Signature __________________________ Date 10/19/21

STAFF NOTES

Office Rev Date 10/19/21 Field Inv Date __/__/____ WET/WC? YES NO TIDAL __

Action Required? YES [ ] NO [ ] If yes DR AA AR SIA Staff ____________

Soils Report Date __/__/____ Author ____________ Soils ____________

Comments All activities more than 150' from WLS.
PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

☑ 0 to 500 square feet (conditionally exempt with Professional Engineer's Certification)
☐ 500 to 1,000 square feet (conditionally exempt with Professional Engineer's Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
☑ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area.
   The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require IWFA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer's Signature

Date Oct 18-21

Professional Engineer’s Seal
100% Septic System Replacement Area Application

PROPERTY ADDRESS: 59 MOORELAND ROAD  PARCEL TAX ID: 073/011

OWNER: MARTHA LAM & FREDERICK DANBACK

OWNER SIGNATURE:  __________________________

OWNER TELEPHONE #: 203-912-6409

LICENSED INSTALLER/PROFESSIONAL ENGINEER: JOSEPH F. RISOLI, P.E.

MAILING ADDRESS: 406 E PUTNAM, COS COB, CT 06807

TELEPHONE #: 203 637 8036

SIGNATURE:  __________________________

REASON FOR 100% REPLACEMENT AREA:

[✓] 1 Bedroom Addition  [✓] Footprint Expansion  [ ] Pool Construction
[ ] Tennis Court  [ ] Other __________________________

NUMBER OF EXISTING BEDROOMS (7)  Adding (1)  Total = (8)

PROPOSED REPLACEMENT AREA:


LEACHING FIELDS: _________ sq. ft.

LEACHING AREA PROVIDED WITH: _________ lineal feet of GREEN LEACH FILTER GLF 36.62

MINIMUM LEACHING SPREAD REQUIRED (MLSS) _________ (calculation details shown on plan)

Please be advised that this application identifies an area for the location of sewage disposal system in the future, should the existing system malfunction. Approval of this application is not a Permit to Construct. In the event that the existing system requires replacement, a proposed design of the new system must be reviewed and approved by this Department. All applicable codes and requirements at the time of the application for installation must be met.

FOR OFFICE USE ONLY

Approved by: __________________________  Date: __________________________

Director of Health or Authorized Agent
100% REPLACEMENT AREA PERMIT

Approval is hereby given to: for the Main House
Located at: 59 MOORELAND ROAD
A 100% Replacement Area has been approved for a septic system that meets the State of Connecticut Public Health Code for 8 Bedrooms / 825 GPD Flow.

EXISTING SEPTIC SYSTEM DATA:

Septic System Size: 7 Existing Bedrooms / 750 GPD Flow
Permit to Discharge No.: 20749
Permit to Discharge Date: 07/21/2003

The septic tank shall be inspected regularly and cleaned not less than once every three years.

Please be advised that this certificate identifies an area for the location of sewage disposal system in the future, should the existing system malfunction. Approval of this application is not a Permit to Construct. In the event that the existing system requires replacement, a proposed design for the new system must be reviewed and approved by this Department. All applicable codes and requirements at the time of the application for installation must be met.

Unauthorized construction, landscaping or other soil disturbance in the area of this future septic system could void this approval and any potential replacement septic system by making the site unsuitable.

Approval Number: PRHD202100326
Parcel Tax ID No.: 10-2315
Date of Issuance: 10/26/2021

Issued By: Title: Director of Health or Authorized Agent
Date: 10/26/2021

SPECIAL REQUIREMENTS OR RESTRICTIONS:

EXCEPTIONS:
Town of Greenwich  
Department of Health  
Division of Environmental Services

**100% Septic System Replacement Area Application**

**PROPERTY ADDRESS:** 59 MOORELAND ROAD  
**PARCEL TAX ID:** 073/011

**OWNER:** MARTHA LAM & FREDERICK DANBACK

**OWNER SIGNATURE:**

**OWNER TELEPHONE #:** 203-912-6409

**LICENSED INSTALLER/PROFESSIONAL ENGINEER:** JOSEPH F. RISOLI, P.E.

**MAILING ADDRESS:** 406 E PUTNAM, COS COB, CT 06807

**TELEPHONE #:** 203 637 8036

**SIGNATURE:**

**REASON FOR 100% REPLACEMENT AREA:**

[✓] 1 Bedroom Addition  
[ ] Tennis Court  
[✓] Footprint Expansion  
[ ] Other  
[ ] Pool Construction

**NUMBER OF EXISTING BEDROOMS (7) Adding (1) Total = (8)**

**PROPOSED REPLACEMENT AREA:**

**SEPTIC TANK:** Existing _______ gal.  
Proposed 2000 gal.  
Pump Chamber _______ gal.

**LEACHING FIELDS:** 1500 _______ sq. ft.

**LEACHING AREA PROVIDED WITH:** 75 _______ lineal feet of GREEN LEACH FILTER GLF 36.62

**MINIMUM LEACHING SPREAD REQUIRED (MI.SS) 61.875** (calculation details shown on plan)

---

Please be advised that this application identifies an area for the location of sewage disposal system in the future, should the existing system malfunction. Approval of this application is not a Permit to Construct. In the event that the existing system requires replacement, a proposed design of the new system must be reviewed and approved by this Department. All applicable codes and requirements at the time of the application for installation must be met.

---

**FOR OFFICE USE ONLY**

Approved by ___________________________  
Date 10/4/21  
Director of Health or Authorized Agent

---

PRHD  
202100326 A

Rev. 3/01
This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map. Aerial: 4/2016. Topo: 4/2016 Property Data: 10/1/19.

Scale is approximate

11/1/2021 1:20:47 PM

Scale: 1"=100'

Copyright © 2000 by the Town of Greenwich.
Affidavit of Notification of Application for Special Permit

(STATE OF CONNECTICUT)

): GREENWICH

(COUNTY OF FAIRFIELD)

I, Douglas VanderHorn, being first duly sworn, do hereby certify that on November 2, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of November 2, 2021 as shown on the Town Tax Assessor's Office records of property abutting (as said term defined in Sec. 6-14 (a)(3) of the Greenwich Building Zone Regulations) the property belonging to Martha Lam for which an application for Special Permit has been filed with the Greenwich Planning and Zoning Commission.

Applicant

Subscribed and sworn

Before me on

Notary Public

Debra Blondolillo
10-2076
51 MOORELAND LLC
27 MOORELAND ROAD
GREENWICH, CT 06831

10-1146
51 MOORELAND LLC
51 MOORELAND RD
GREENWICH, CT 06831

10-1147
CTF HOLDINGS LLC
42 JOHN STREET
GREENWICH, CT 06831

10-2315
LAM MARTHA
41 DAWN HARBOR ROAD
RIVERSIDE, CT 06878

10-3139
MAZER CREDIT SHELTER
66 MOORELAND ROAD
GREENWICH, CT 06831

10-2480
ROSE SIMON
55 MOORELAND ROAD
GREENWICH, CT 06830

10-2455
SPADA CHARLES ESQ &
62 MOORELAND ROAD
GREENWICH, CT 06830
From: VANDERHORN ARCHITECTS
41 WESTelm St.
GREENWICH, CT 06830

To: 51 MOORELAND LLC
27 MOORELAND RD.
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: VANDERHORN ARCHITECTS
41 WEST elm St.
GREENWICH, CT 06830

To: ROSE SIMON
55 MOORELAND RD.
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: VANDERHORN ARCHITECTS
41 WEST elm St.
GREENWICH, CT 06830

To: SRADA CHARLES ESQ.
62 MOORELAND RD.
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: VANDERHORN ARCHITECTS
41 WEST elm St.
GREENWICH, CT 06830

To: CTF HOLDINGS LLC
42 JOHN ST.
GREENWICH, CT 06831

PS Form 3817, April 2007 PSN 7530-02-000-9065