



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

Date: June 16, 2022

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: PLPZ202200189: 9 Glenville Street, 9 Glenville LLC

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

Project Summary:

- Proposal to demolish the existing garage and dwelling on the property and to construct a mixed-use retail and residential building with use group 8 on the first floor and upper two floors with four units each, one unit dedicated as moderate income.

Sewer Division Comments:

Comments to be addressed during P&Z phase:

- The proposed development is a significant change from its current residential use. The applicant and their engineer are required to submit both existing and proposed sanitary sewer flows so that the Sewer Division can determine any potential impacts to the Town's sanitary sewer system. Please provide a minimum of two years of water usage data with backup for existing flows, and proposed flows with all necessary references to standards used, etc. for computing proposed flows from the proposed mixed use development.
- Prior to obtaining P&Z approval, the applicant/owner is required to submit a signed letter acknowledging receipt of these P&Z comments and that the applicant/owner has read all the comments and agrees to adhere to the comments. A copy of this document is required to be provided to the Sewer Division. It is important for the applicant/owner to understand that failure to comply with these comments may result in delays in both Sewer and Building Permitting. The applicant/owner assumes any risk or impacts to their project schedule as a result of not complying with these requirements.

Comments to be addressed during Sewer and Building Permit phase:

- The proposed development will require Sewer Permitting. Please coordinate directly with the Sewer Division on the details and file with sufficient time for the necessary review process, etc. This project will require a Sewer Disconnect Permit, as well as other Sewer Permits related to the change of use and connection of the lateral(s) to the Town sewer.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals that serve the existing buildings. Any televising of sanitary sewer laterals must be performed in the presence of the Sewer Division Environmental Asset Engineer / Sewer Inspector. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Environmental

Asset Engineer / Sewer Inspector present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS and USB flash drive formats are not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.

- The Site Plan does not show the existing sanitary sewer lateral(s) that serves the existing building(s). Please revise plan to show the existing sanitary sewer lateral(s) and any sanitary sewer infrastructure (including manholes, etc. – if applicable) on the property so that the Sewer Division can provide any necessary comments as it relates to the proposed site improvements, such as drainage, etc.
- It does not appear that the applicant's engineer has shown how they propose to connect to sanitary sewer. Please have the applicant's engineer develop the necessary plans and details related to sanitary sewer connection(s) and submit for Sewer Division review, comment and Sewer Permitting.
- Please have the applicant/owner provide letter describing the proposed retail space use and whether or not there is any proposed food prep establishments, etc. Any food prep establishments will require grease trap submittals, reviews and approvals.
- The proposed development is required to use low flow plumbing fixtures, please provide written confirmation during Sewer Permitting that this project will be constructed using only low flow plumbing fixtures.
- Please have the applicant's engineer provide description and details on how the underground parking drainage will be handled and if there are any proposed connections to sanitary sewer.
- 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.

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