



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

Date: July 5, 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: PLPZ202200251: 0 Old Track Road, Renamba Greenwich, LLC

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

Project Summary:

- Proposed managed residential community development.

Sewer Division Comments:

As indicated in the Sewer Division's prior comments dated September 10, 2021, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:

- The proposed development discharges into a segment of the Town's sanitary sewer system (the "Horseneck Sewer") that has experienced capacity concerns under certain flow conditions typically associated with wet weather. Given the potential for capacity issues, this system is under further study. Potential improvements to the system may be required and implemented through the capital improvement planning process in future. In areas where capacity may be limited under such conditions, it is DPW's policy to accommodate flows in keeping with current zoning to the extent possible. The applicant/owner has provided the necessary existing sanitary sewer flows from the existing site development and estimated future flows based on the proposed development. The Sewer Division, the applicant/owner's Engineer (Tony D'Andrea), the applicant/owner's attorney (Michele Cronin) and the Town's outside consulting engineer (CDM Smith) have met to discuss the proposed project and potential impacts to sanitary sewer. The Sewer Division provided the requirement of offsetting flow from the proposed assisted living facility, given the known capacity limitations in this sewershed. The requirement is based on a removal ration of 10:1 (remove 10 gpd of peak infiltration/inflow for every 1 gpd of new average daily sewer flow). For this project with an estimated average daily flow of approximately 10,575 gpd, that would be approximately 106,000 gpd of extraneous flow removal. The Sewer Division provided e-mail guidance on June 2, 2022 to the applicant/owner's attorney and engineer and provided estimates of the approximate range of offsite sewer main rehabilitation work that would be required as part of the project. Please have the applicant/owner provide written acknowledgement and agreement to this requirement.
- As previously commented and discussed with the applicant/owner's engineer and attorney, there is currently no Town sanitary sewer line on Old Track Road, therefore the applicant/owner will have to either reach an agreement with the developer of the existing town houses on Old Track Road that installed a private sewer line and to connect to the existing private sewer line or install a new private sewer line. Please coordinate directly

with the Sewer Division. The plans submitted do not show how the applicant/owner proposes to connect to the Town sanitary sewer system. The applicant/owner will need to coordinate with the Sewer Division directly on how any proposed connection may be made to Town sewer system.

- 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 applicant/owner will be required to obtain the necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The proposed development is required to utilize low flow plumbing fixtures. Written confirmation will be required during the Sewer Permitting process.
- The commercial kitchen will require a grease trap. Please coordinate directly with the Sewer Division on the requirements and submittal process. A submittal must be made to the Sewer Division for review/approval.
- 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, 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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