

From: Oustafine, Darren
Sent: Friday, April 17, 2020 1:27 PM
To: Ginsberg, Jeremy
Subject: FW: 1077 Boston Post Road

From: Oustafine, Darren
Sent: Friday, March 20, 2020 10:59 AM
To: Ginsberg, Jeremy <jginsberg@darienct.gov>; Doneit, Fred <fdoneit@darienct.gov>
Subject: 1077 Boston Post Road

Dear Mr. Ginsberg:

Per your request we provide the following review comments and observations relative to the above captioned land use application.

1. Proposed activity involves conversion of theater space into retail space with residential living above
2. Existing conditions are fully developed with no new impervious surface proposed.
3. Sidewalk in front of the theater was constructed by theater owner very many years ago. The Darien DPW has not accepted maintenance responsibilities for this portion of sidewalk, however is aware of complaints from pedestrians which were passed on to previous owners. Remnants of former rope barrier stations left voids in sidewalk surface. Sidewalk should be inspected or repaired to make safe.
4. The DPW Sewer department is investigating potential cross connection of drainage to sewer. Preliminary work has found connections to sewer from unknown origin.
5. All restaurants must meet FOG requirements if applicable. Recommend approval of FOG units installation, maintenance, and record keeping, are verified or brought into compliance as a condition of approval. Anthony Taccone at 203-656-7396 or ataccone@darienct.gov for compliance.
6. Change in use (apartments) may result in a change (increase) in sewer flows. Connection fee may be imposed by Darien Sewer Commission for change in use or increased flows. Applicant should perform analysis of existing and proposed sewage flows from the subject site for review, approval and adjudication of potential fees by Darien Sewer Commission.
7. No wetlands on or near the subject site.
8. A traffic island is proposed to reconfigure the traffic flow in the rear parking lot. The new island with proposed transformer is in direct alignment with Grove Street and may be prone to vehicle contact.
9. Consideration should be given to where snow will be stockpiled following storms. It appears that pedestrian areas are being maximized with hardscape brick surfaces. These areas may not be suitable for stacking snow removed from the parking area.
10. Stormwater management plan not presented nor reviewed.
11. Post Road is a state road. Any work on state property will require DOT review, approval and permit.
12. Town Street opening permit not required.
13. Any work on sewer lateral outside of building envelope requires a sewer permit from DPW. None found in application.
14. Recommendation. Condition of approval should include as-built drawing prepared by licensed land surveyor or certified by registered professional engineer. As-built drawing should show all utilities or buried infrastructure installed as part of this land use proposal. As built should include measurements from known and visible surface features so that buried infrastructure can be located in the field in the future.

Thanks.

Darren

Darren Oustafine, P.E., Assistant Director of Public Works