

Ginsberg, Jeremy

From: Oustafine, Darren
Sent: Tuesday, September 15, 2020 12:26 PM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: 2572 Boston Post Road

Dear Mr. Doneit:

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

- **Application.** Application appears to include demolition of existing patio and expansion of patio area with proposed swimming pool.
- **Stormwater Management.** Applicants engineer requests waiver of section 880. Waiver recommended. Engineer has included water quality measures. Subject site is directly adjacent to tidally influenced waters of Holly Pond and therefore water quality should be priority over water quantity.
- **Town Road.** Boston Post Road is a public road under State of Connecticut Department of Transportation jurisdiction. No town street opening permit is required.
- **Sanitary Sewer.** Sewer service is available in the Post Road. No sewer work is shown on plans. No permit is necessary.
- **Wetlands.** No inland wetlands on property.
- **Flood Zone.** Work is proposed within the elevation 14 foot flood zone. Swimming pool and patio only proposed in this area.
- **Location.** Property is located on the south side of the Post Road across the street from intersection of Hollow Tree Ridge Road
- **Topography.** The property is flat or no contours were provided in front of house. The area of activity located to the rear of the house, slopes to south towards the tidal waters of Holly Pond.
- **Soil Test.** No soil test results found nor necessary.
- **Retention System.** 2 separate systems are proposed: one is existing and being relocated; the other is newly proposed to supplement for new construction water quality.
- **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, permanent, and visible surface features so that buried infrastructure can be located in the field in the future.

Thanks.

Darren

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