

Ginsberg, Jeremy

From: Oustafine, Darren
Sent: Wednesday, May 13, 2020 6:08 PM
To: Ginsberg, Jeremy
Subject: 26 Leeuwarden Lane

Categories: P&Z Commission application

Dear Mr. Ginsberg:

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

1. Engineers report states that fresh meadow approach was used in storm drainage analysis which is required to to razing of existing structure.
2. Engineers report states in conclusion that there will be a net decrease in storm events. The important unit of measure is flowrate such as cubic feet per second as opposed to volume which is not an indication of downstream adverse effects.
3. Existing site is served by town sewer. Permit and inspections for disconnect and reconnect is necessary from DPW.
4. Storm drainage management system is shown connected into town drainage system in Leeuwarden Lane. Storm drainage connection permit is required. PZC should mandate connection for approval by DPW.
5. Extensive site regrading shown proposed. General drainage pattern appears to be preserved.
6. No wetlands on or near the subject site.
7. Town Street opening permit is required for any and all work to be performed on town property.
8. Waterline is shown crossing proposed sanitary sewer lateral. 18 inches vertical separation or 10 foot horizontal separation is required per health code.
9. 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 liocated in the field in the future.
10. Driveway slope is 10%.
11. Deep test hole data found on plans.
12. No percolation test hole results found.
13. Roof drains and catch basin drains found on plans. Deep basement proposed. No footing drains found on plans.
14. Belgium Block Curbing not allowed on town road.

Thanks.

Darren

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