

Ginsberg, Jeremy

From: Oustafine, Darren
Sent: Tuesday, September 15, 2020 11:58 AM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: 88 Nearwater Lane

Dear Mr. Doneit:

Per your request we offer the following review comments and observations.

- Very minor points of interest. Adjacent water body is named Darien River downstream of Gorham's Pond Dam. Nearwater Lane does not abut subject site directly.
- Application. Application appears to be a tear down.
- Stormwater Management. Applicants engineer proposes to use existing septic system leaching system for stormwater. Subject site is directly adjacent to tidally influenced waters and therefore water quality should be priority over water quantity. Existing galleries should be given a period of rest prior before utilized as stormwater quality.
- Town Road. Nearwater Lane is a public road and as such any and all work on town property will require a street opening permit.
- Private Road. There is a parcel located between the subject lot and Nearwater Lane which is configured as to be a possible private road. Aerial photo shows this lot is being used as a shared driveway. The owner of this lot needs to be determined and should be apprised of this application.
- Sanitary Sewer. Sewer service is available in Nearwater Lane however the subject property does not abut this road as described in the bullet above. There should be an easement provided to this property owner to install a sewer lateral on the "access property" or proof that the owners of subject lot owns the parcel to allow sewer installation on this property. Any sewer easements will be reviewed and approved by Darien Sewer Commission. Current sewage disposal appears to be on site. No disconnect permit necessary. Connection include permits and inspections from the DPW.
- Wetlands. No inland wetlands on property to east of subject site. Tidal marsh is located on subject site.
- Flood Zone. Virtually all of site is within the elevation 14 foot flood zone. Finished floor of proposed structure is shown at 16.33 feet.
- Location. Property is located on east side of Nearwater Lane and accessible through separate parcel (according to map geo) with driveway on property of another.
- Topography. The property slopes to north and east tidal waters. Proposed topography will find grade sloping away from elevated proposed structure in all directions.
- Soil Test. No soil test results found nor necessary.
- Retention System. Existing galleries used for septic disposal will be re-used for stormwater.
- Basement. No basement. Proposed crawl space.
- Potable Water. Existing water line shown on plans. Assume to remain.
- 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