

Eberhardt, Tamara

From: Ginsberg, Jeremy
Sent: Thursday, July 23, 2020 8:01 AM
To: Wilder Gleason (wilder.gleason@gleasonllc.com); Doug DiVesta (dceainc@charter.net)
Cc: Doneit, Fred; Eberhardt, Tamara
Subject: FW: 90 Pear Tree Point Road
Attachments: IMG_0305.jpg

Will be put into PZC packets and posted to web.....

From: Oustafine, Darren
Sent: Wednesday, July 22, 2020 5:22 PM
To: Ginsberg, Jeremy <jginsberg@darienct.gov>; Doneit, Fred <fdoneit@darienct.gov>
Subject: 90 Pear Tree Point Road

Dear Mr. Ginsberg:

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

Roads and Drainage:

- Pear Tree Point Road and Long Neck Point Road are public roads in area of site, and as such are under the jurisdiction of DPW.
- Street opening permits are necessary for any work within either town right of ways.
- No wetlands nor watercourses shown on town map nor site plan on subject site.
- The site is higher at Long Neck Point Road and lower at Pear Tree Point Road draining generally westerly to Pear Tree Point Rd and tidally influenced Darien River.
- Subject application includes razing existing cottage, school building or other structures, subdividing parcel and proposed development of 4 separate parcels.
- Applicants engineer has requested a waiver of P&Z Section 880 due to proximity to tidally influenced water.
- Engineer has proposed stormwater quality measures and disposal of sump pump water on site via underground storage.
- Percolation test hole results are slow to fair. All percolation test hole results are not shown on plans.
- Deep test hole results vary. Deep test hole 15 indicates shallow seasonal high ground water.
- All lots include proposed in ground pools.
- Recommendation. Applicants conceptual site plan appears adequate for feasibility. Site specific plans for individual lot development should warrant further review and approval based upon actual proposed development of each parcel.
- 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.

Sanitary Sewer:

- Town sewer is located in front of properties on Pear Tree Point Rd and Long Neck Point Rd.
- Sewer system in both locations is a low pressure sewer system which will require a pump.

- Sewer permits and inspections are necessary for disconnection and reconnection or tap.
- No sewer lateral has been provided for this property from Long Neck Point Road.
- Sewer connection may necessarily include a plan to tap into a live sewer main under pressure if connected to sewer in Long Neck Point Rd.
- A separate lateral must be provided for each property.
- Upon construction of sewer extension on Pear Tree Point and Long Neck Point Rd's, the town assumed increased use or development for this large parcel and installed 3 sewer laterals for this property on the Pear Tree Road frontage. See attached photograph of lateral tie card that shows the location of the 3 existing lateral.
- In order to utilize the 3 existing laterals easements will be necessary on private properties.
- The Town of Darien only assessed this property for one lateral as it was a single parcel at the time of the sewer extension.
- Assessment of \$13,344 is due and payable prior to connection to sewer system for each property in addition to the single lateral assessment that was included in assessment levied at the time of the sewer extension.
- A 4 lot subdivision would include 3 assessments due at \$13,344 each payable prior to connection to sewer.
- Other possibilities for sewer connections would be a sanitary sewer extension through the property with a single connection to town sewer and connections from the properties to new sewer extension, which would require easements, a developers agreement as described in Darien Code of Ordinance, and full approval of the Darien Sewer Commission.
- The subject property is currently connected to town sewer and being billed as a commercial property.
- Recommend applicant appear before the Darien Sewer Commission for approval or decisions of above issues.

Thanks.

Darren

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