

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Daphne White, Assistant Town Planner

FROM: Frank Smeriglio, PE, *FS*,
Director of Public Works/Town Engineer

CC: Michael Wrinn - Director of Planning & Land Use Management

DATE: May 4, 2023

RE: 12 Godfrey Place – Wilton Center Lofts LLC – SDP#4-23

Based on the review of documents submitted at this time for the above-mentioned application, the following items shall be addressed: Please note, the review was based on:

Drainage Summary Report revised 2/28/23
Sanitary Sewer Report revised 2/28/23
Drawings dated 2/28/23

General Items

1. Easement shall be created for roadway purposes. Easement shall also be created for pedestrian access along the sidewalks.
2. All final details for sidewalks shall be reviewed as part of the Building permit application review. Revise plans to depict brick pavers between the sidewalk and curb on the Hubbard Road side.
3. Prior to the installation of sidewalks, brick samples along sidewalks shall be provided to match existing bricks.
4. New sidewalk lighting foundations shall be utilized and depicted on the plans. Any re-use of existing light pole foundations shall be determined during construction. Final review shall be part of Building Permit review.
5. Final design plans shall be submitted to DPW for review as part of the Building Permit application review.

6. There's a substantial amount of infiltration units proposed under the proposed building. Engineer to confirm that the proposed drywells under the proposed building will not have a negative impact on the building and/or footing drains. In the event that the discharge pipe clogs, verify if potential overflow will drain into the road or into the building.
7. Engineer to install a manhole at tie in point and not directly into a catch basin. Also note, since the applicant is proposing to tie into the roadway drainage system, any damage to the proposed development caused by stormwater back up due to a clogged catch basin or insufficient pipe capacity shall not be the responsibility of the Town.
8. Please note, prior to the issuance of a Certificate of Occupancy, a certified as-built drawing and certified letter signed by a Professional Engineer indicating that all work was completed in accordance with the design plans shall be submitted to the Town of Wilton.
9. Pavement restoration limits shall be revised to be 1 rectangular shape for water and sanitary. Final restoration limits shall be finalized as part of Building Permit application.
10. Please note, prior to any work in the Town Right of Way, a Road Opening permit shall be obtained.

Sanitary Sewer Items

11. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system. Updated flow analysis shall be reviewed by Town's consultant.
12. Project is subject to Norwalk WPCA's review and comment.
13. The project will be subject to Sewer Capital Assessment as required by the WPCA.
14. Please confirm with Architect that no footing drains shall connect to the sanitary system.
15. Please note, any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintenance of the lateral.
16. The Town has an updated version of the sanitary sewer manhole frame and cover. Updated model number will be provided as part of Building permit review.
17. All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.
18. The project will be subject to the final technical review by the WPCA.

The above comments shall be considered preliminary. If you have any questions, please do not hesitate to call.