WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0153

TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

TO: WPCA Commission

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

DATE: January 5, 2024

Cc: Michael Wrinn – Director of Planning & Zoning
Craig Flaherty, PE – Redness & Mead Consulting

RE: **131 Danbury Road, Wilton CT – 131 Danbury Wilton Dev AMS, LLC**

This letter is written in response to the review of the submission by Redniss & Mead dated November 17, 2023 for the proposed development on 131 Danbury Road. Based on the review of the above mentioned application at this time, the items listed below shall be addressed:

1) The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system. The WPCA is currently evaluating all flows from proposed development projects to determine if proposed flows at the Town line will remain below whats allowed in the Interlocal Agreement between Norwalk and Wilton.

2) Engineer proposes to utilize a flow of 55 gallons/bedroom in lieu of 150 gallons/bedroom for the purposes of evaluating overall flow discharge to Norwalk. Engineer shall provide summary to the WPCA Commission for review. Furthermore, Engineer's summary shall include, but not limited to the following:

    a. Is there going to be discharge from a pool – what are the total discharges for the season. Also, refer to item #3.
    b. How will the owner monitor and limit occupancy in the building to ensure flows are below 55 gallons/bedroom?
    c. How will the owner monitor the flows to remain below 55 gallons/bedroom and what adjustments will be made if they are over.
    d. Is there added flows for office/staff use in addition to the apartments.

3) For the proposed pool:
    a) What are the discharge frequencies and flow rates associated with the pump discharge?
    b) General Permit for the discharge of Swimming Pool Wastewater may be required with the Town of Wilton and/or State of Connecticut.
    c) Depending on responses to sub item "a", Pump discharge times will be restricted.

4) Design Engineer shall address Norwalk WPCA's review as per email dated 11/28/23.

5) Engineer to evaluate the use of an 8" sewer line. The proposed sewer lateral shall be connected to a new manhole along the existing sewer main within Route 7. Modify details.

6) Garage drains on the lower level subject to the 100-year flood limits shall tie to an oil separator and not discharge into the sanitary system. Engineer to evaluate other discharge locations (i.e. storm infiltrators).

7) Sewer Capital Assessment in accordance with WPCA regulations shall be levied on the property.

8) Please note, Property owner shall be responsible for maintenance and any potential clogs in the lateral and/or sewer main connection points up to the main sewer line on Route 7.

9) All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.

10) All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.

11) 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.

Based on the items above, this list shall be considered preliminary. Additional items shall be requested depending on responses to the above.

If you have any questions, please do not hesitate to call.

November 17, 2023

Lynne Vanderslice, Chair
Water Pollution Control Authority
Town Hall
238 Danbury Road
Wilton, CT 06897

RE: Sewer Connection Approval
Project Address: 131 Danbury Road
Applicant: 131 Danbury Wilton Dev AMS LLC, an affiliate of AMS Acquisitions, LLC

Dear Ms. Vanderslice and members of the Water Pollution Control Authority,

131 Danbury Wilton Dev AMS LLC, the contract purchaser of 131 Danbury Road and our client, is proposing to remove an existing 50,000sf office building and construct a 4 ½-story building with 208 apartments and appurtenant parking, infrastructure, and amenities. The 4.75± acre property is located on the westerly side of Danbury Road 1,100 feet south from its intersection with Westport Road. On behalf of our client, we are requesting Sewer Connection Approval from the Water Pollution Control Authority. An application with the Inland Wetland Commission has been filed and a Planning & Zoning application is being filed soon.

Included herewith for your consideration are the following documents:

1. Downstream Sewer Capacity Analysis prepared by SLR dated November 16, 2023
2. Site Utility Plan and Site Details by SLR dated November 14, 2023
3. Architectural Site and Floor Plans by Beinfield Architecture dated November 16, 2023

The Downstream Sewer Capacity Analysis prepared by SLR indicates ample capacity in the receiving 24-inch diameter sewer main in the road fronting the site. We look forward to presenting our request to the Authority at the upcoming meeting on December 13th.

Sincerely,

Craig J. Flaherty, P.E.

cc: Frank Smeriglio, Town Engineer

Technical Memorandum

To:	Tom Daly, PE	**From:**	Thom Knowlton, PE
Company:	SLR International Corporation	**SLR International Corporation**	
cc:		**Date:**	November 16, 2023
		Project No.	141.21543.00001

RE: Downstream Sewer Capacity Analysis
131 Danbury Road
Wilton, Connecticut

The following is a summary of the downstream capacity analysis for the proposed 208-unit apartment complex at 131 Danbury Road in Wilton. A downstream capacity analysis report dated January 3, 2022, was prepared by Tighe & Bond (T&B) for 141 Danbury Road, which is immediately adjacent to the north of 131 Danbury Road. Since this site is just upstream of our site on the 24-inch sewer main in Danbury Road, we can utilize the same flow metering data for our analysis. T&B estimated the flow from their proposed residential apartment complex using 150 gallons per day (gpd) per bedroom from the Connecticut Health Code. This unit flow is actually intended for sizing subsurface sewage disposal systems, so it is much higher than the actual flow from an apartment complex. However, T&B found the 24-inch sewer main in Danbury Road had ample capacity.

The proposed development at 131 Danbury Road consists of one-bedroom (95 each), two-bedroom (105 each), and three-bedroom (8 each) units for a total of 329 bedrooms.

329 bedrooms * 150 gpd/bedroom = 49,350 gpd average daily flow
Peak Flow = ADF * Peaking Factor (T&B used 4.0)
Peak Flow = 49,350 gpd * 4.0 = 197,400 gpd = 137 gpm = 0.305 cfs

The T&B report dated January 3, 2022, analyzed three sewer pipe segments in Danbury Road from their proposed site to the Wilton/Norwalk town line to the south. Sewer discharge from our site will flow through these same pipe segments. Table 1 below is taken from the T&B report, with the proposed peak flow from 141 Danbury Road (0.27 cfs) moved into the existing peak flow column and the estimated peak flow from our site at 131 Danbury Road (0.305 cfs) included in the proposed flow column.

Table 1 Capacity Analysis of Danbury Road Sewer Main

Capacity Calculation						
Line ID	Slope (ft/ft)	Maximum Capacity (cfs)	Existing Peak Flow (cfs)	Existing Flow to Full (%)	Proposed Flow (cfs)	Proposed Flow to Full (%)
1	0.0007	6.0	2.527	42	2.832	47
2	0.0017	9.35	2.527	27	2.832	30
3	0.0019	9.89	2.527	26	2.832	29

The existing 24-inch sewer main in Danbury Road has ample capacity to accommodate the peak sewer discharge from 131 Danbury Road.

The proposed 6-inch SDR-35 PVC sewer lateral will be approximately 170'-4" long with a slope of 2.11 percent, which provides a maximum capacity of 476 gpm. With a peak estimated discharge of 137 gpm, the pipe will be flowing at 29 percent of capacity. The proposed 6-inch sewer lateral has ample capacity to accommodate the peak sewer discharge from 131 Danbury Road.

Let me know if you have any questions.

Regards,

SLR International Corporation

Thomas A. Knowlton, PE
Principal Water & Wastewater Engineer

21543.00001.0008.n1623.memo.docx

MATHLINE - SEE NORTHWEST INSET BELOW

OVFL 25 (RISER W/ DOME GRATE)
T.F.=139.8
INV.=139.0(S)

CCB 26
T.F.=143.1
INV.=139.2(E)
INV.=139.2(S)

81'-12" HDPE
S=1.35%

CCB 26A
T.F.=143.8
INV.=140.3(E)
INV.=140.3(W)

117'-12" HDPE
S=3.16%

CCB 27
T.F.=147.5
INV.=144.0(E)
INV.=144.0(W)

117'-12" HDPE
S=1.45%

CCB 28
T.F.=151.2
INV.=145.7(W)
INV.=145.7(E)

221'-12" HDPE
S=0.86%

51"W X 143"L
1500KW GAS
GENERATOR
CONTRACTOR TO
COORDINATE WITH
GAS COMPANY

76"W X 70"L X 36"D
TRANSFORMERS
(TYP. OF 3)
CONTRACTOR TO
COORDINATE WITH
ELECTRIC COMPANY

170'-6" SANITARY LATERAL
S=2.11% MIN.

CCB 29
T.F.=150.8
INV.=147.6(S)
INV.=147.6(W)

19'-12" HDPE
S=0.52%

CCB 30
T.F.=150.8
INV.=147.7(N)

INV.=±134.2

INV.=137.8
SCHEMATIC ELECTRICAL SHOWN FOR
COORDINATION PURPOSES ONLY
-SEE SITE ELECTRICAL PLAN

6" HDPE ROOF DRAIN
S=0.5% MIN

156'-15" HDPE
S=0.51%

112'-8" HDPE
S=0.54%

CLCB 21
T.F.=152.4
INV.=150.9(S)

69'-15" HDPE
S=2.91%

CLCB 20
T.F.=152.4
INV.=148.9(N)
INV.=148.9(S)

84'-15" HDPE
S=2.25%

OVFL 19
(RISER W/
DOME GRATE)
T.F.=149.0
INV.=145.5(S)

MH 24
T.F.=142.4
INV.=138.4(N)
INV.=138.4(S)
INV.=138.4(N)

SUBSURFACE INFILTRATION SYSTEM
70 STORMTECH SC-740 CHAMBERS
TOP OF CHAMBER ELEVATION=144.5
BOTTOM OF CHAMBER ELEVATION=142.0

PROPOSED HYDRANT

SUBSURFACE INFILTRATION SYSTEM
32 STORMTECH SC-740 CHAMBERS
TOP OF CHAMBER ELEVATION=146.1
BOTTOM OF CHAMBER ELEVATION=143.6

SUBSURFACE INFILTRATION SYSTEM
95 STORMTECH SC-740 CHAMBERS
TOP OF CHAMBER ELEVATION=140.0
BOTTOM OF CHAMBER ELEVATION=137.5

5'-24" HDPE
INV.=137.6(E)
S=0.00%

MH 9
T.F.=146.3
INV.=137.7(S)
INV.=137.6(W)

32'-15" HDPE
S=0.95%

141'-15" HDPE
S=0.50%

6" DIP FIRE PROTECTION
4" DIP DOMESTIC WATER

5'-24" HDPE
INV.=142.1(E)
S=0.00%

7'-12" HDPE
INV.=143.2(S)
S=1.36%

25'-12" HDPE
S=0.79%

WATER METER PIT
-CONTRACTOR TO
COORDINATE WITH
WATER COMPANY

CCB 18
T.F.=152.2
INV.=145.3(S)
INV.=145.3(N)

26'-15" HDPE
S=1.13%

CCB 17
T.F.=149.9
INV.=145.0(N)
INV.=145.0(W)

30'-24" HDPE
INV.=137.6(W)
S=0.33%

111'-15" HDPE
S=1.08%

MH 16
T.F.=151.2
INV.=147.0(N)
INV.=143.8(E)
INV.=143.7(W)

5'-24" HDPE
INV.=143.7(E)
S=0.00%

CCB 14
T.F.=150.9
INV.=146.0(W)

ISOLATOR ROW (TYP)

MH 22
T.F.=143.1
INV.=137.7(N)
INV.=137.7(E)
INV.=139.5(S)

32'-15" HDPE
OVERFLOW PIPE
S=6.02%

119'-15" HDPE
S=1.26%

CCB 10
T.F.=147.1
INV.=142.8(E)
INV.=138.2(W)

5'-12" HDPE
INV.=143.0(W)
S=0.00%

117'-15" HDPE
S=2.74%

MH 12 (5' DIA INTERNAL FLOW CONTROL WEIR)
T.F.=146.5
INV.=143.0(S)
INV.=143.0(E)

7'-12" HDPE
S=1.39%

5'-15" HDPE
INV.=144.4(W)
S=0.00%

MH 15 (5' DIA INTERNAL FLOW CONTROL WEIR)
T.F.=149.6
INV.=144.4(W)
INV.=144.4(E)

MH 13
T.F.=146.0
INV.=142.1(W)
INV.=143.1(N)

CCB 7
T.F.=144.8
INV.=138.8(E)
INV.=138.8(W)

81'-12" HDPE
S=0.99%

5'-18" HDPE
INV.=137.9(W)
S=0.00%

MH 5 (5' DIA INTERNAL FLOW CONTROL WEIR)
T.F.=140.3
INV.=137.9(E)
INV.=137.9(S)

7'-18" HDPE
S=1.39%

65'-12" HDPE
S=1.23%

162'-12" HDPE
S=1.86%

52'-15" HDPE
S=0.39%

MH 8
T.F.=146.1
INV.=138.0(W)
INV.=138.0(N)
INV.=138.0(E)

24'-8" HDPE
S=0.83%

CCB 6
T.F.=143.2
INV.=139.6(E)

28'-18" HDPE
S=1.44%

MH 2 CDS 2025-5-C
T.F.=143.7
INV.=137.6(E)
INV.=137.6(W)
INV.=137.8(NW)
INV.=137.6(N)

MH 4
T.F.=143.3
INV.=138.0(W)
INV.=139.8(E)
INV.=137.8(N)

HEADWALL 1 (WITH FLAP GATE)
INV.=137.3

OVFL 3 (RISER W/ DOME GRATE)
T.F.=141.0
INV.=138.0(SE)

46'-24" HDPE
S=0.65%

100' UPLAND REVIEW AREA

MH 11
T.F.=146.4
INV.=142.8(W)
INV.=142.9(N)
INV.=142.9(E)

MH 10
T.F.=146.4
INV.=142.8(W)
INV.=142.9(N)
INV.=142.9(E)

DANBURY ROAD
AKA US ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(MAP NO. 3609)
40' ASPHALT PAVEMENT

75' FRONT YARD SETBACK

12" WATER MAIN

SANITARY MH
TF= ±149.0
INV.=±133.33

398'-24" RCP
S=0.3%

NORTHWEST INSET

MATCHLINE

ZONE AE (BFE 146)
REGULATORY FLOODWAY

ZONE X 500 YR

SYCAMORE

CHESTNUT

REV MAPLE

CAMOORE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
P&Z SUBMISSION	11/10/2023	AWG
WPCA REVISIONS	11/14/2023	AWG

SITE PLAN - UTILITIES

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
AWG	RH	TD

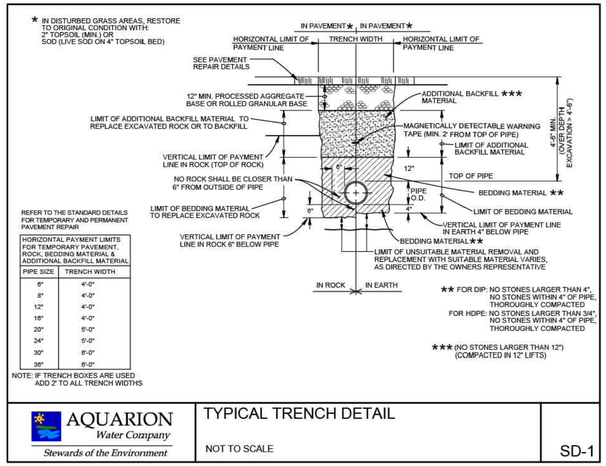
SCALE: 1"=20'

DATE: OCTOBER 23, 2023

PROJECT NO.: 21543.00001

SHEET NO.: 08 OF 21

SHEET NAME: UT



REFER TO THE STANDARD DETAILS FOR TEMPORARY AND PERMANENT PAVEMENT REPAIR

HORIZONTAL PAYMENT LIMITS FOR TEMPORARY PAVEMENT, ROCK, BEDDING MATERIAL & ADDITIONAL BACKFILL MATERIAL	
PIPE SIZE	TRENCH WIDTH
6"	4'-0"
8"	4'-0"
12"	4'-0"
16"	4'-0"
20"	5'-0"
24"	5'-0"
30"	6'-0"
36"	6'-0"

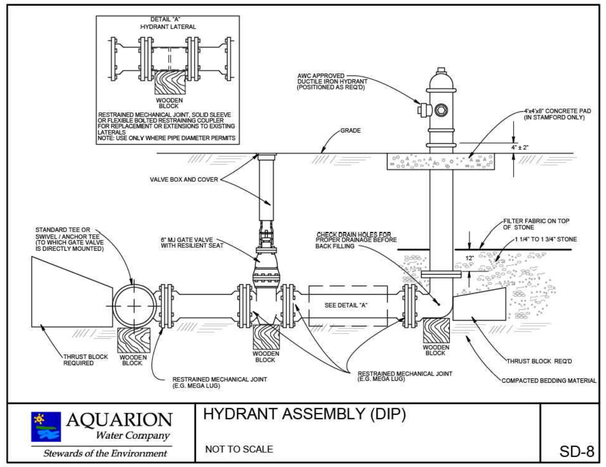
NOTE: IF TRENCH BOXES ARE USED ADD 2' TO ALL TRENCH WIDTHS

AQUARION Water Company — Stewards of the Environment

TYPICAL TRENCH DETAIL

NOT TO SCALE

SD-1

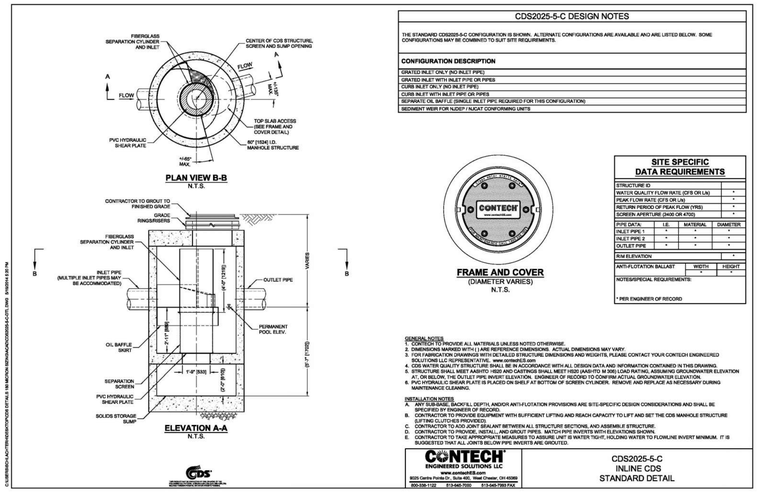


AQUARION Water Company — Stewards of the Environment

HYDRANT ASSEMBLY (DIP)

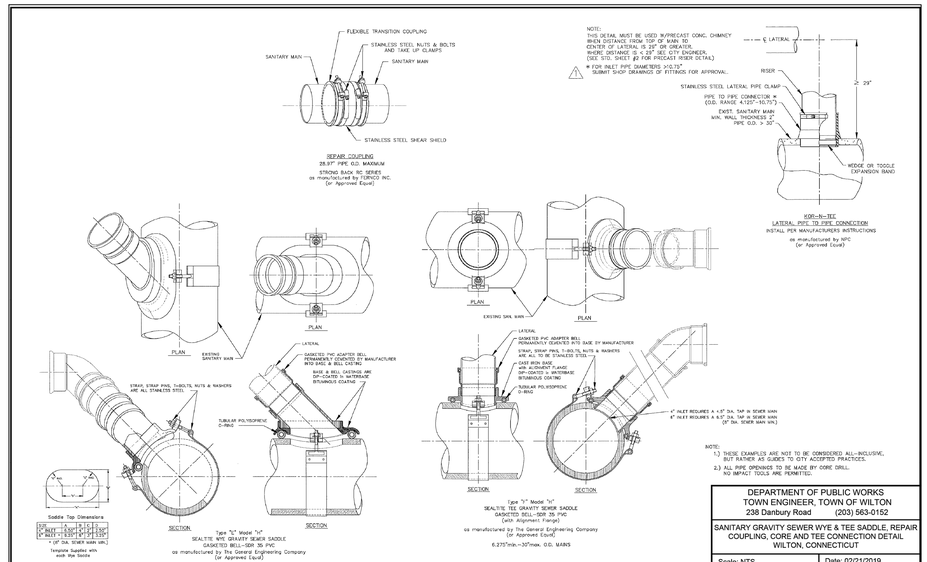
NOT TO SCALE

SD-8



CONTECHCDS 2025-5-C OR APPROVED EQUAL

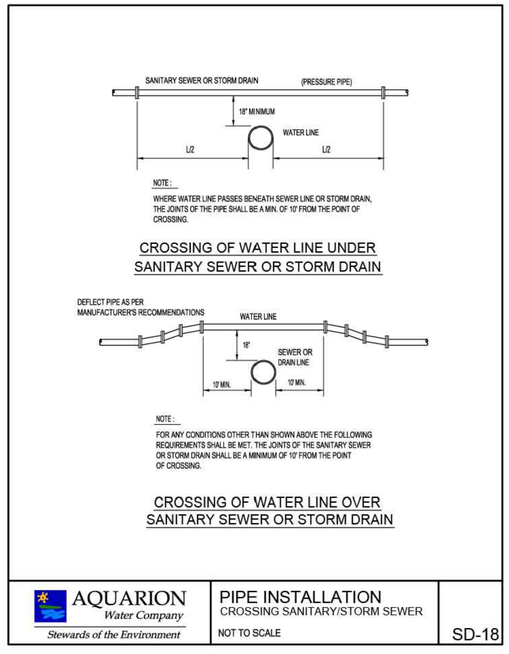
NOT TO SCALE



DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

SANITARY GRAVITY SEWER WYE & TEE SADDLE, REPAIR COUPLING, CORE AND TEE CONNECTION DETAIL
WILTON, CONNECTICUT

Scale: NTS	Date: 02/21/2019
Drawn by:	Grid:
Approved by: F. Smeriglio, PE	Sheet: SS-07

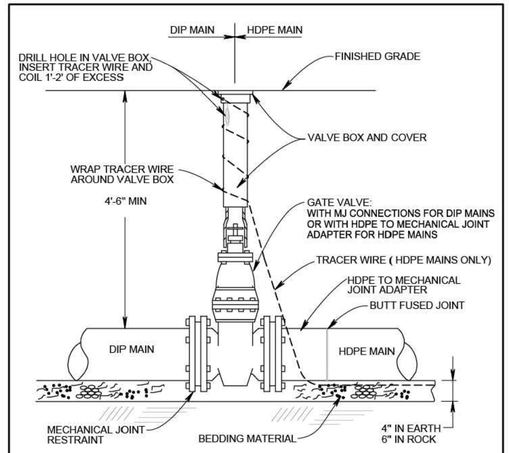


AQUARION Water Company — Stewards of the Environment

PIPE INSTALLATION
CROSSING SANITARY/STORM SEWER

NOT TO SCALE

SD-18



NOTE: ONLY INSTALLED ON MAINS 8" AND SMALLER

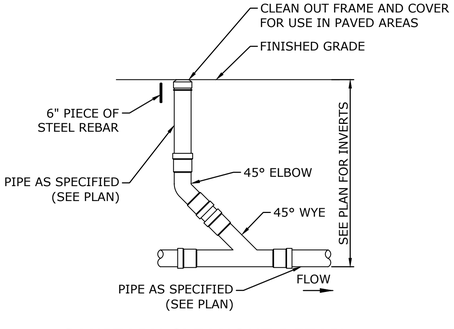
NOTE: FOR CONTINUOUS HDPE MAINS, INSTALL TRACER WIRE UNDER ALL VALVES AND FITTINGS. FOR TERMINATION POINTS, INSTALL TRACER WIRE AROUND VALVE BOXES AS SHOWN ABOVE.

AQUARION Water Company — Stewards of the Environment

GATE VALVE

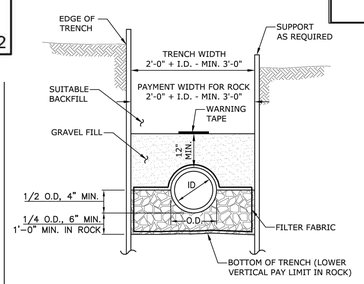
NOT TO SCALE

SD-2



SANITARY CLEANOUT DETAIL

NOT TO SCALE



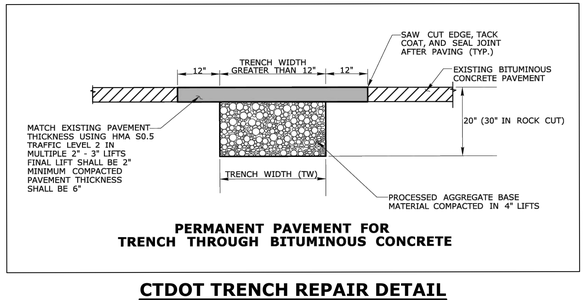
TYPICAL SANITARY SEWER TRENCH SECTION

NO SCALE

DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

TYPICAL SANITARY SEWER TRENCH SECTION DETAIL
WILTON, CONNECTICUT

Scale: NTS	Date: 02/21/2019
Drawn by:	Grid:
Approved by: F. Smeriglio, PE	Sheet: SS-03



PERMANENT PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE

CTDOT TRENCH REPAIR DETAIL

NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
WPCA REVISIONS	11/14/2023	AWG

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

AS NOTED
SCALE

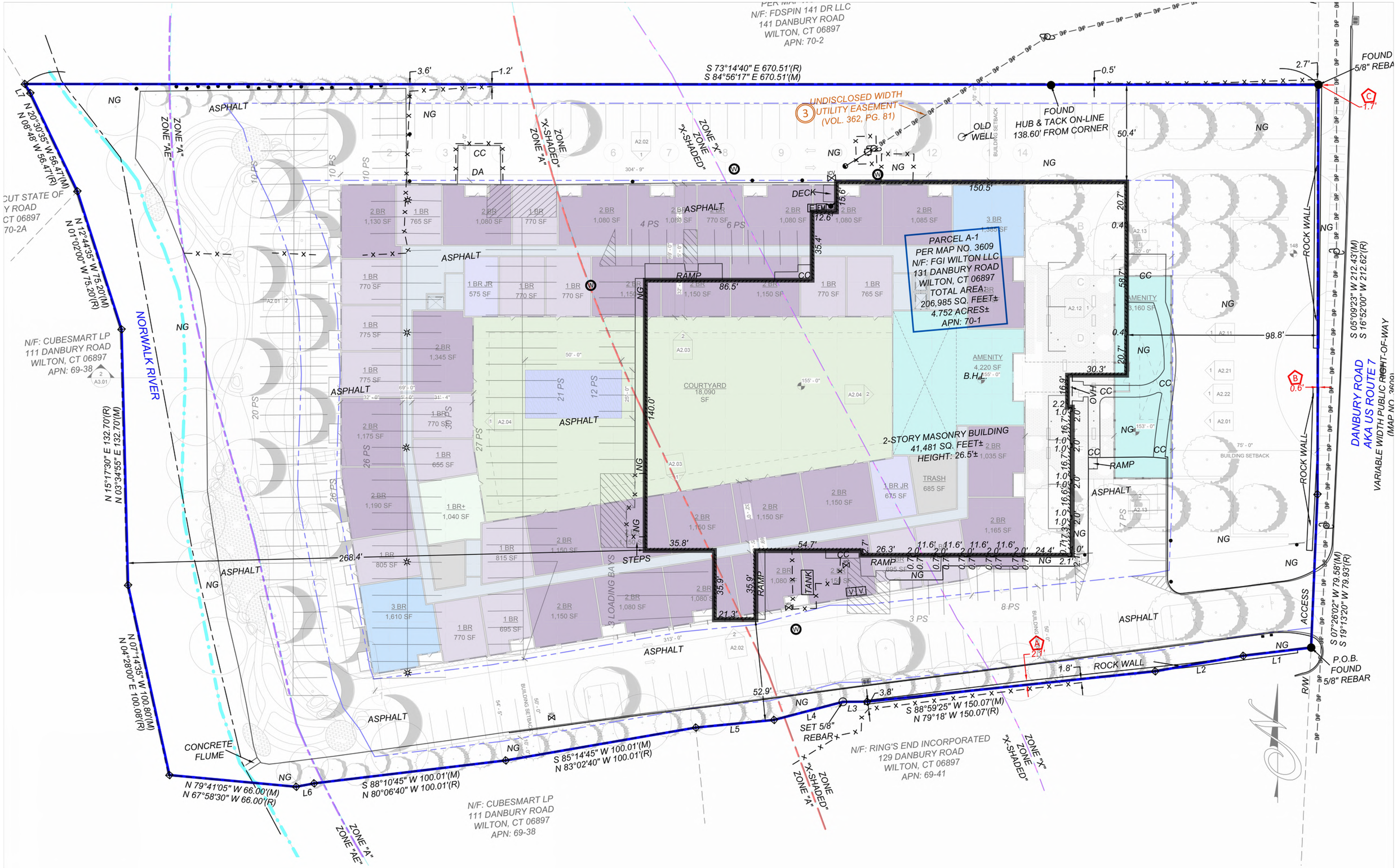
OCTOBER 23, 2023
DATE

21543.00001
PROJECT NO.

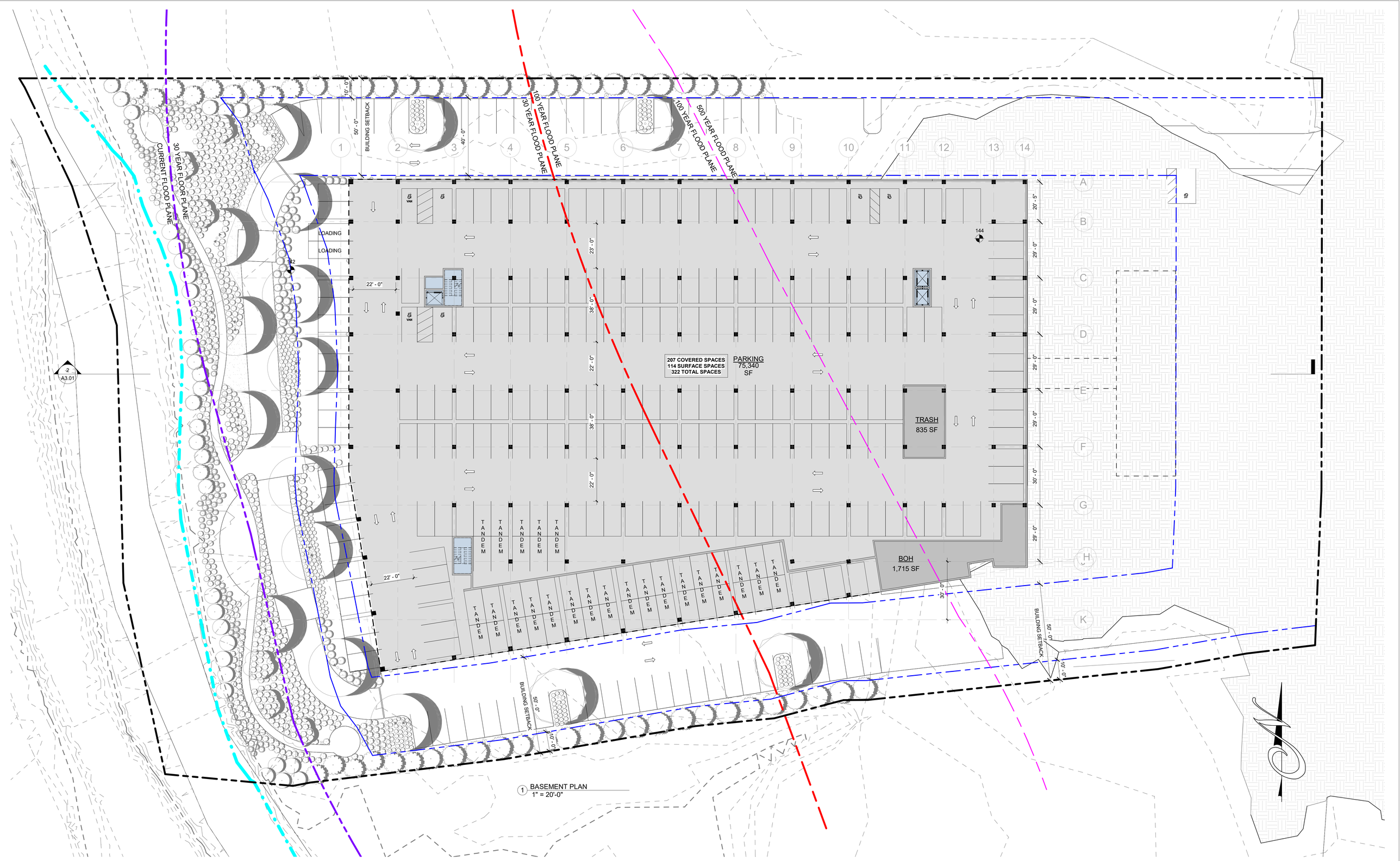
15 OF 21
SHEET NO.

SD-5
SHEET NAME

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854



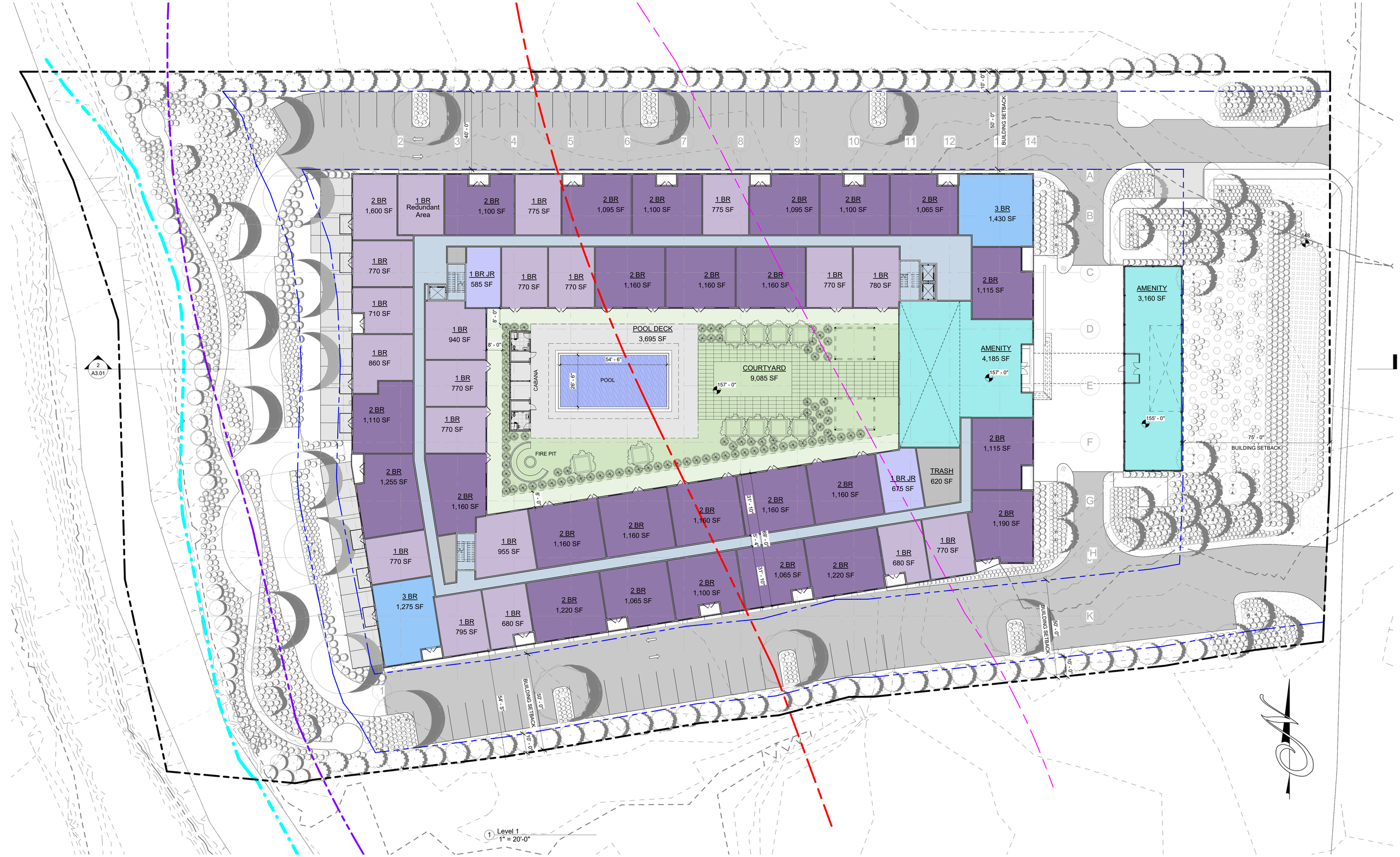
BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854



1 BASEMENT PLAN
1" = 20'-0"

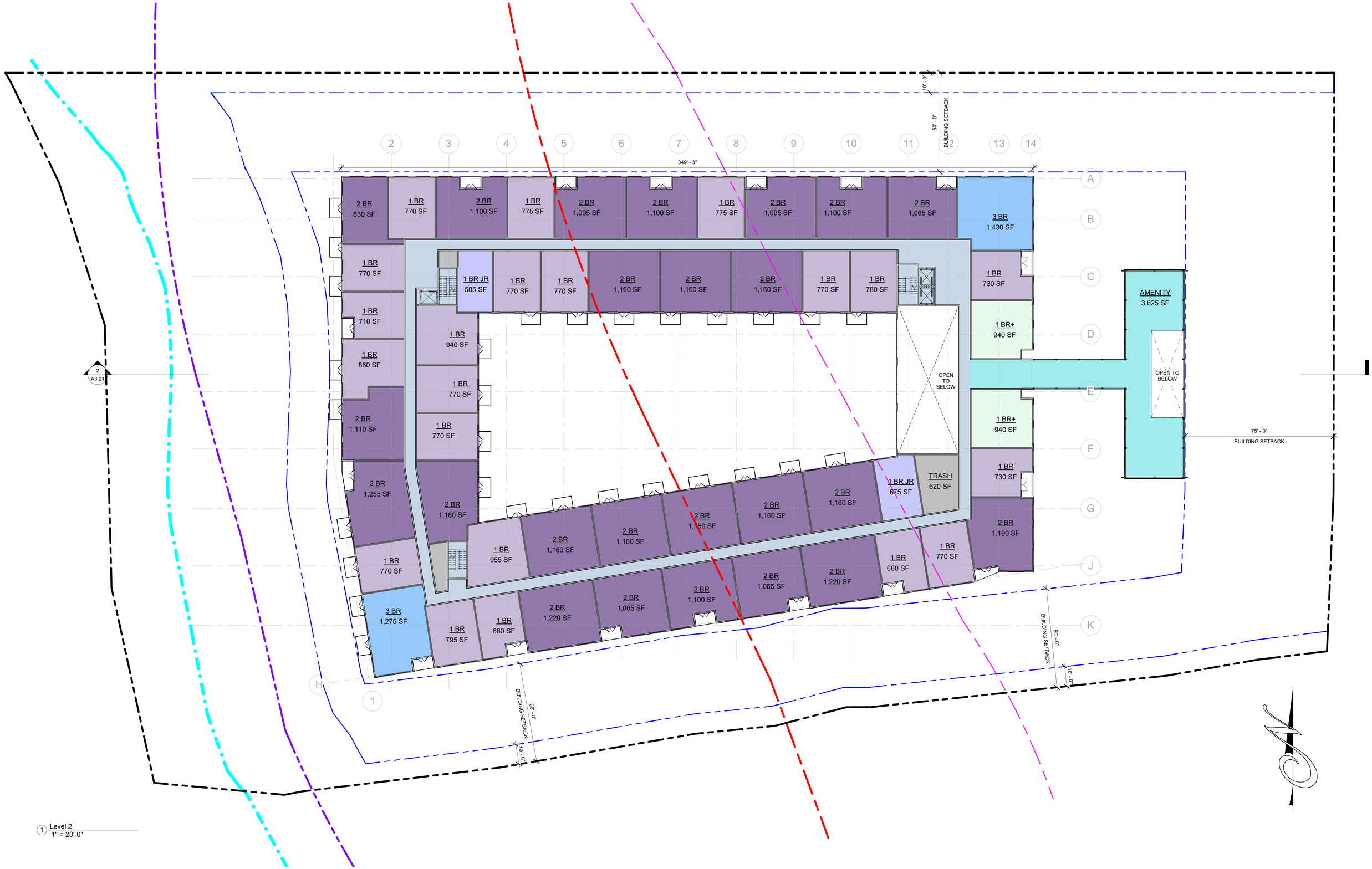
BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

131 DANBURY ROAD | 11/16/23 | BASEMENT PLAN | A1.01



BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

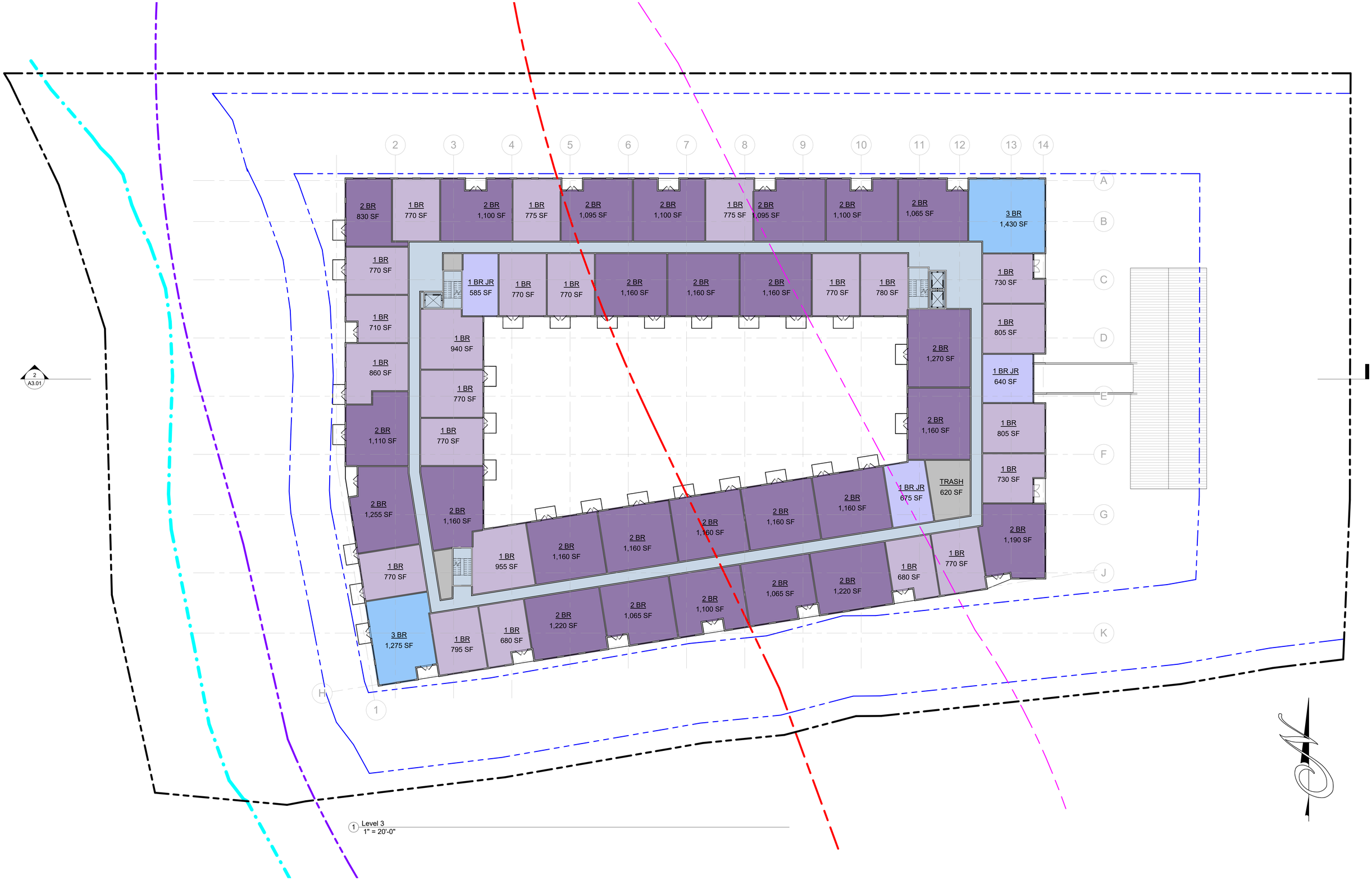
131 DANBURY ROAD | 11/16/23 | FIRST FLOOR PLAN | A1.02



1 Level 2
1" = 20'-0"

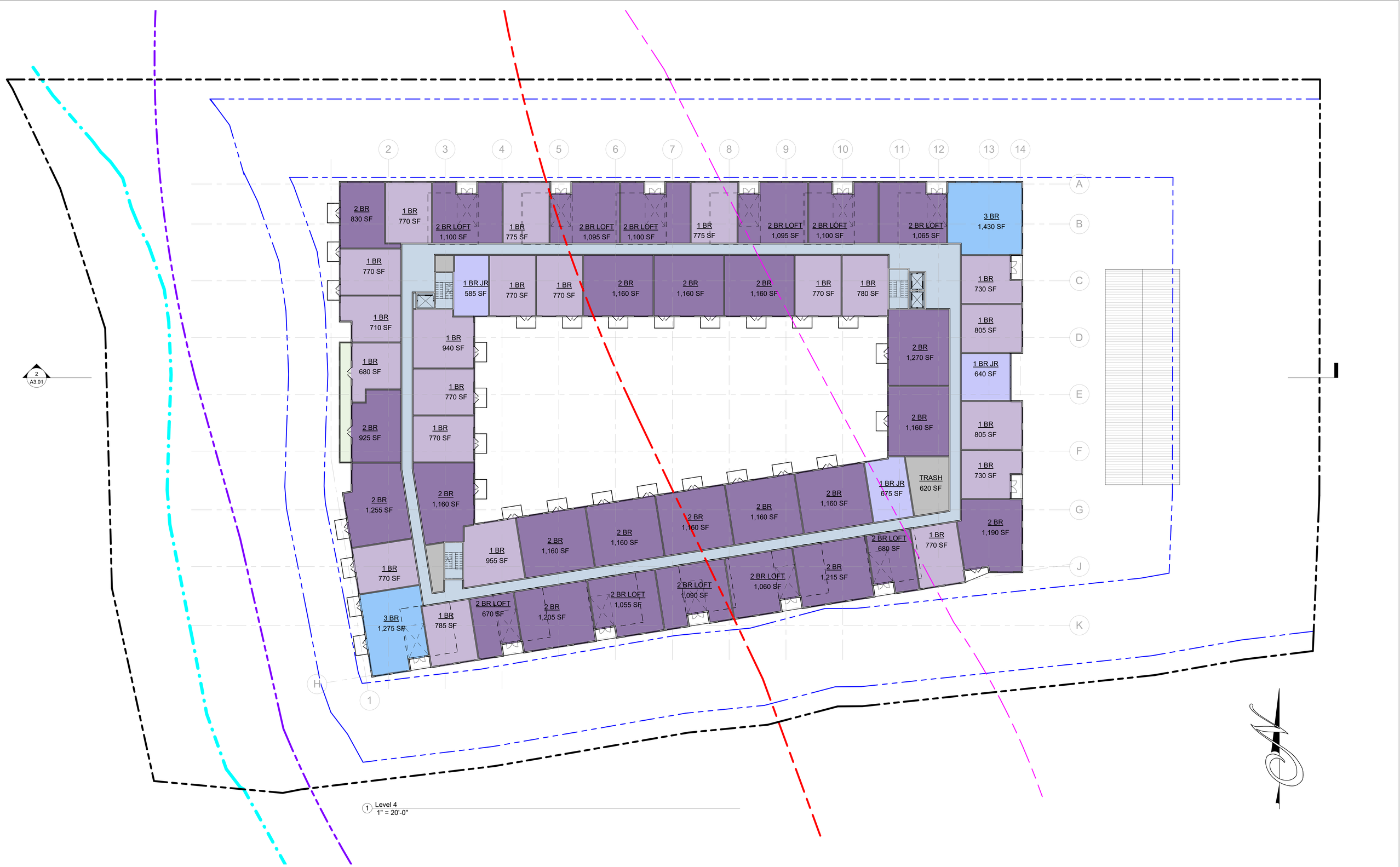
BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

131 DANBURY ROAD | 11/16/23 | SECOND FLOOR PLAN | A1.03



BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

131 DANBURY ROAD | 11/16/23 | THIRD FLOOR PLAN | A1.04



1 Level 4
1" = 20'-0"

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

131 DANBURY ROAD | 11/16/23 | FOURTH FLOOR PLAN | A1.05