

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0153



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

TO: WPCA Commission

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

DATE: April 9, 2024

Cc: Michael Wrinn – Director of Planning & Zoning
Craig Flaherty, PE – Redniss & 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 and other miscellaneous items submitted. 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 what's allowed in the Interlocal Agreement between Norwalk and Wilton. The Town is also evaluating Infiltration and Inflow (I&I) values to determine what flows can be reduced in a 3 year timeframe as part of a continued I&I program.
- 2) Project is subject to comments set by the City of Norwalk WPCA.
- 3) Engineer indicates that on average, 55 gallons/bedroom is realized for an annual daily average. Refer to item #7 below regarding Aquarion water readings.
- 4) For the proposed pool:
 - a. No pool discharge shall be permitted without a General Permit for the discharge of Swimming Pool Wastewater.
 - b. Miscellaneous discharge permit shall also be obtained prior to any discharge.
 - c. Pump discharge times may be restricted.

- 5) Final construction drawing/details shall be submitted for final review prior to the issuance of a building permit. Details to submit include, but are not limited to the following:
 - a. sewer lateral shall be connected to a new manhole along the existing sewer main within Route 7. Manhole detail shall be submitted.
 - b. 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).
 - c. All proposed sewer lines shall be air tested and video inspected prior to sign off of certificate of occupancy.
- 6) Sewer Capital Assessment in accordance with WPCA regulations shall be levied on the property.
- 7) Please note, Wilton WPCA is coordinating with Aquarion Water Company to obtain water readings directly to monitor flows from the site and/or to change billing format. Further information on this will follow.
- 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 work in the State Right of Way shall be subject to the State Encroachment Permit approval.
- 10) 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.


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: February 9, 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 and response letter/submission dated January 8, 2024 for the proposed development on 131 Danbury Road. Based on the review of the above-mentioned submission at this time, the items listed below were part of our review letter dated January 5, 2024 with updated comments in bold:

- 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 what's allowed in the Interlocal Agreement between Norwalk and Wilton.
On-going
- 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.**Response provided – part of item 1 above.**

- 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.

Addressed and general permit shall be obtained prior to signoff for building permit

- 4) Design Engineer shall address Norwalk WPCA's review as per email dated 11/28/23.
All items shall be addressed prior to signoff of building permit
- 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.
Addressed – final details/plans shall be reviewed prior to signoff of building permit
- 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).
Acknowledged by applicant
- 7) Sewer Capital Assessment in accordance with WPCA regulations shall be levied on the property.
Acknowledged by applicant
- 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.
Acknowledged by applicant
- 9) All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.
Acknowledged by applicant
- 10) All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.
Acknowledged by applicant
- 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.
Acknowledged by applicant

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.

January 8, 2024

Frank Smeriglio, P.E.
Director of Public Works / Town Engineer
Town Hall
238 Danbury Road
Wilton, CT 06897

RE: Response to January 5, 2024, memo to the WPCA
Project Address: 131 Danbury Road
Applicant: 131 Danbury Wilton Dev AMS LLC, an affiliate of AMS Acquisitions, LLC

Dear Mr. Smeriglio,

We are in receipt of your memorandum to the Water Pollution Control Authority dated January 5, 2024, and provide the following response.

A summary of the proposal and background is bulleted below:

- 131 Danbury Road is and has been connected to the public sanitary sewer system since approvals were granted in 1978. Based on town records there are two, six-inch pipes exiting the building and connecting to the 24-inch main in Danbury Road.
- The proposal seeks to demolish the existing commercial structure (50,953sf) on the site and replace it with an apartment building (208 apartment with 329 bedrooms). The proposal complies fully with the Wilton Zoning Regulations requirements for the DE-5R zone, which zone is eligible to be applied to the subject property. No zoning text amendment or variance is requested. The two existing connections to the street will be abandoned and replaced with one connection.
- An analysis by Tom Daly, PE of SLR Consulting dated November 16, 2023, concludes that there is ample capacity in the existing 24-inch main in Danbury Road to accommodate the development.
- This proposal is similar in scope to 141 Danbury Road which included the demolition of a 47,040sf commercial building and construction of an apartment building with 173 apartments with 312 bedrooms. Erik Lindquist, PE of Tighe & Bond prepared a Sewer Study dated January 3, 2022, that concluded the existing sewer main in Danbury Road will have ample capacity to receive the additional flow being generated from the 141 Danbury Road development.

- 131 Danbury Road is immediately adjacent to 141 Danbury Road and connects to the same sewer main.
- On February 14, 2022, the WPCA approved, with conditions, the continued connection of 141 Danbury Road to the sanitary sewer system for the proposed 173 apartments with 312 bedrooms including a pool for resident use.

Specific responses to numerated items of your memorandum are provided below:

1. Noted
2. To be clear, the analysis of the physical capacity of the receiving sewers and the design and sizing of the proposed building lateral presented by SLR and submitted with this request assumes a Design Flow of 150 gallons per day, per bedroom. No change to this Design Flow is proposed. This is now a conservative standard since the Connecticut Public Health Code Standards on Subsurface Sewage Disposal System was recently updated in January 2024 to lower the Design Flow to 125 gallons per bedroom per day for multi-family residential buildings (after the first three bedrooms).

The referenced flow of 55 gallons per day per bedroom is from a Water Use Study prepared by this office dated November 3, 2023, and is the actual Average Annual Water Use per bedroom per day measured at 15 different properties housing a total of 1,784 apartments and 2,428 bedrooms. The Average Annual Water Use is not the same as the Daily Design Flow. In fact, these numbers are very different in use and scale. The Daily Design Flow is used to ascertain the peak use and rate of water discharge on a single day. The Average Annual Flow is the total water use over an entire year. This number was studied and presented in relation to the language of Wilton's Interlocal Agreement with Norwalk which, in Exhibit C, cites a limit based on 'annual average daily' flow which is the Annual Water Use divided by the number of days in a calendar year. The Design Flow is used to determine and size the physical capacity of the sewer system and associated infrastructure. The Average Annual Water Use is best used in relation to the language of the Interlocal Agreement.

- a. See item 3 below.
 - b. No limit of building or apartment occupancy is proposed or appropriate.
 - c. See above.
 - d. The ancillary discharges from building support staff and administration are captured in the conservatively used Design Flow as well as the Water Use Study.
3. The proposed pool will utilize a cartridge-based filtration system which does not require backwash. Therefore, there will be no regular discharge from the swimming pool to the sewer system. Swimming pools are only emptied when rare maintenance conditions so require (once

every several years). Should such maintenance be required, the applicant will follow the timing requirements determined to be most appropriate by the Wilton WPCA.

4. Calculations were provided indicating that a six-inch pipe has sufficient capacity to accommodate peak flows from the proposed building. However, given the comment from the Norwalk WPCA, the lateral size has been changed to an eight-inch diameter as indicated on the updated plan dated January 5, 2024. Also indicated on the updated plan is a manhole at the connection point to the sewer main in the street.
5. See item 4 above.
6. No drains in the parking area below the building are proposed or required.

All other comments are noted.

Included herewith for your consideration is the updated Site Utility Plan and Site Details by SLR revised through January 5, 2024.

We look forward to presenting our request to the Authority at the upcoming meeting on January 10, 2024.

Sincerely,

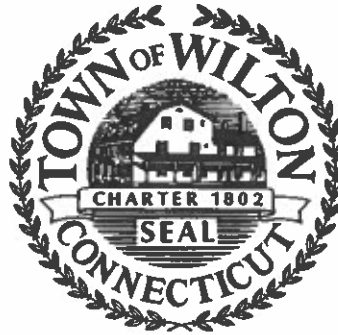


Craig J. Flaherty, P.E.

cc: Frank Smeriglio, Town Engineer

**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 *F.S.*

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 what's 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,

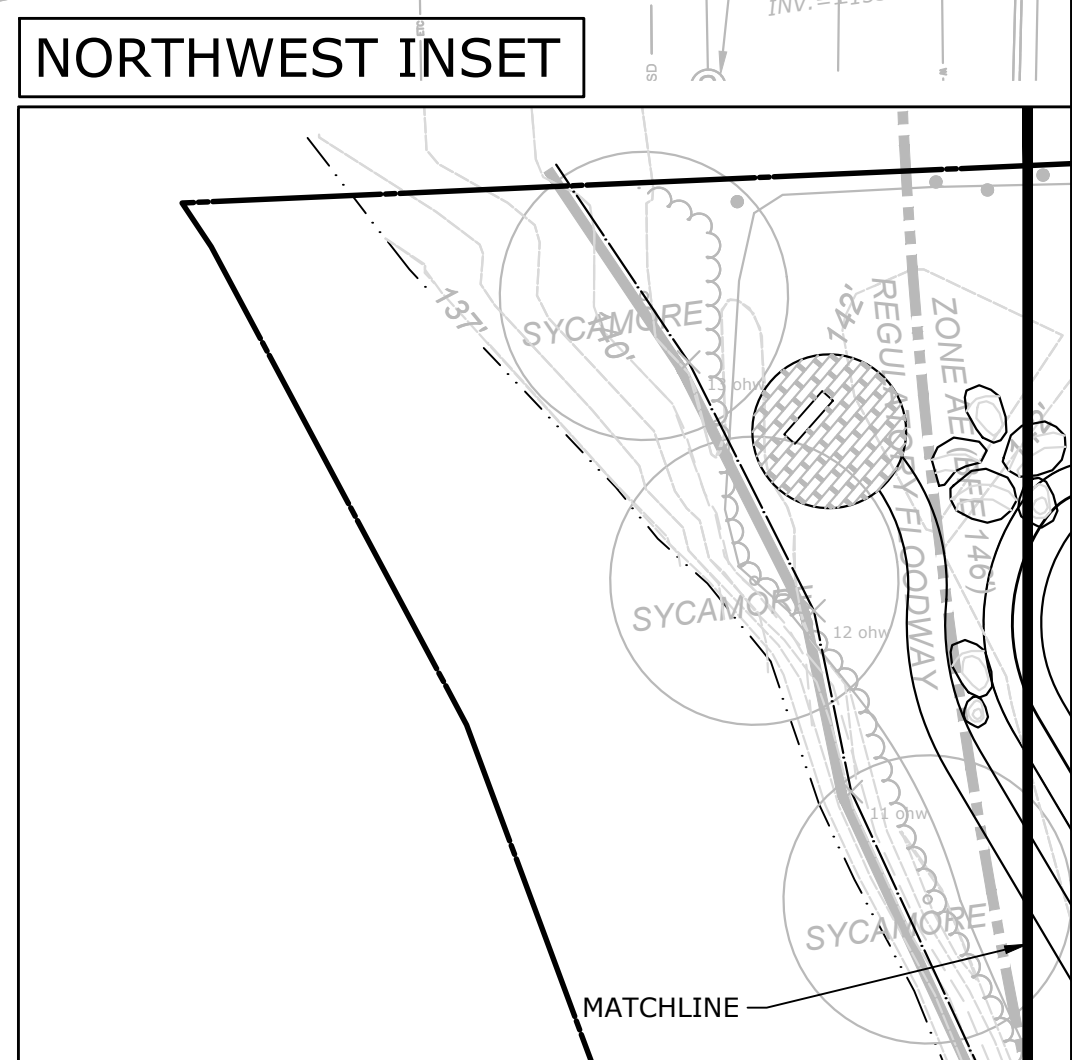
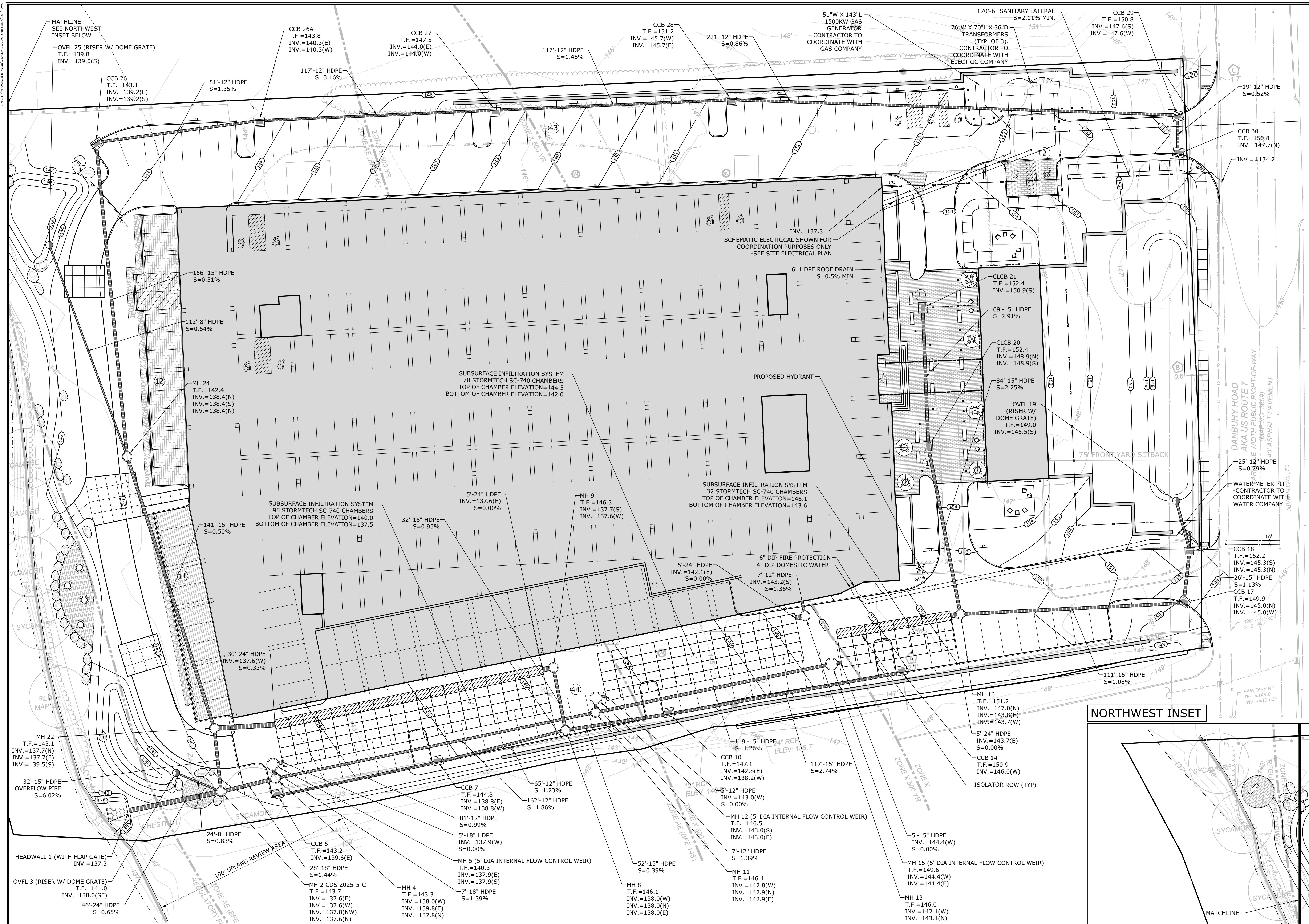
SLR International Corporation



Thomas A. Knowlton, PE
Principal Water & Wastewater Engineer

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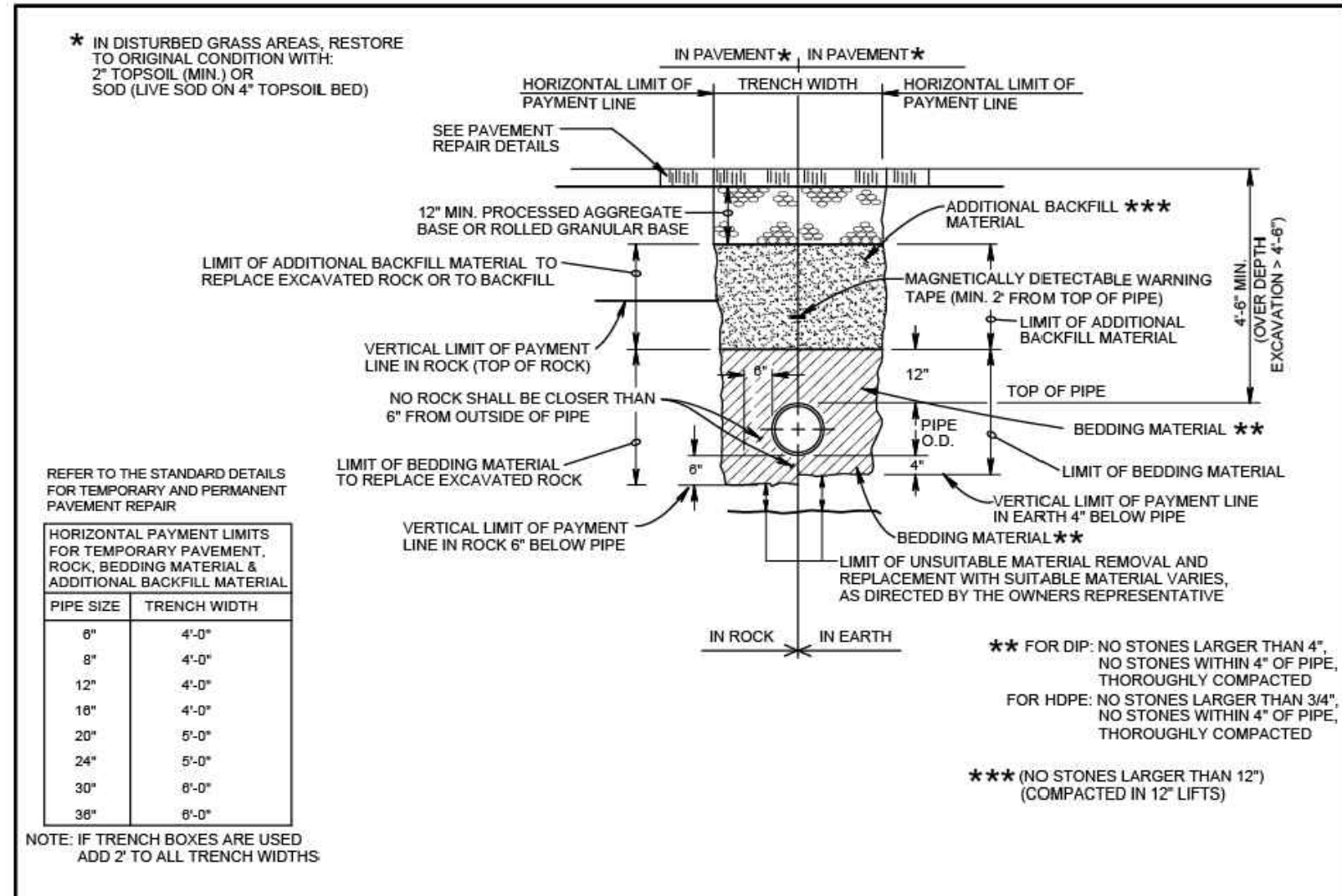
DESCRIPTION	DATE	BY
PAZ SUBMISSION	11/10/2023	AWG
WPCA REVISIONS	11/14/2023	AWG

SITE PLAN - UTILITIES
PROPOSED MULTI-FAMILY DEVELOPMENT
 131 DANBURY ROAD
 WILTON, CONNECTICUT

AWG	RH	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=20'
 DATE: **OCTOBER 23, 2023**
 PROJECT NO: 21543.00001
 SHEET NO: **08 OF 21**
UT

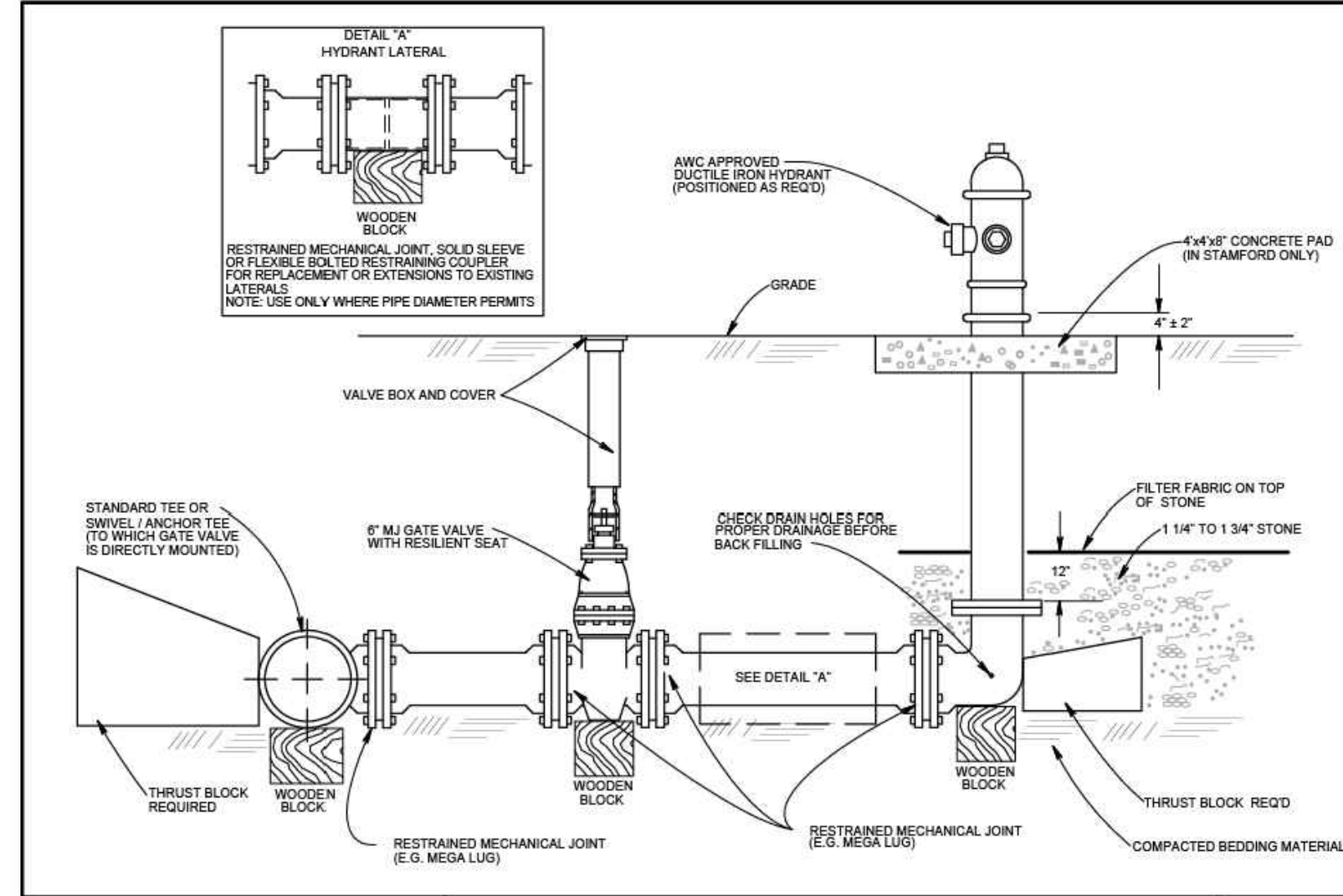
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AQUARION
Water Company
Stewards of the Environment

TYPICAL TRENCH DETAIL

NOT TO SCALE SD-1



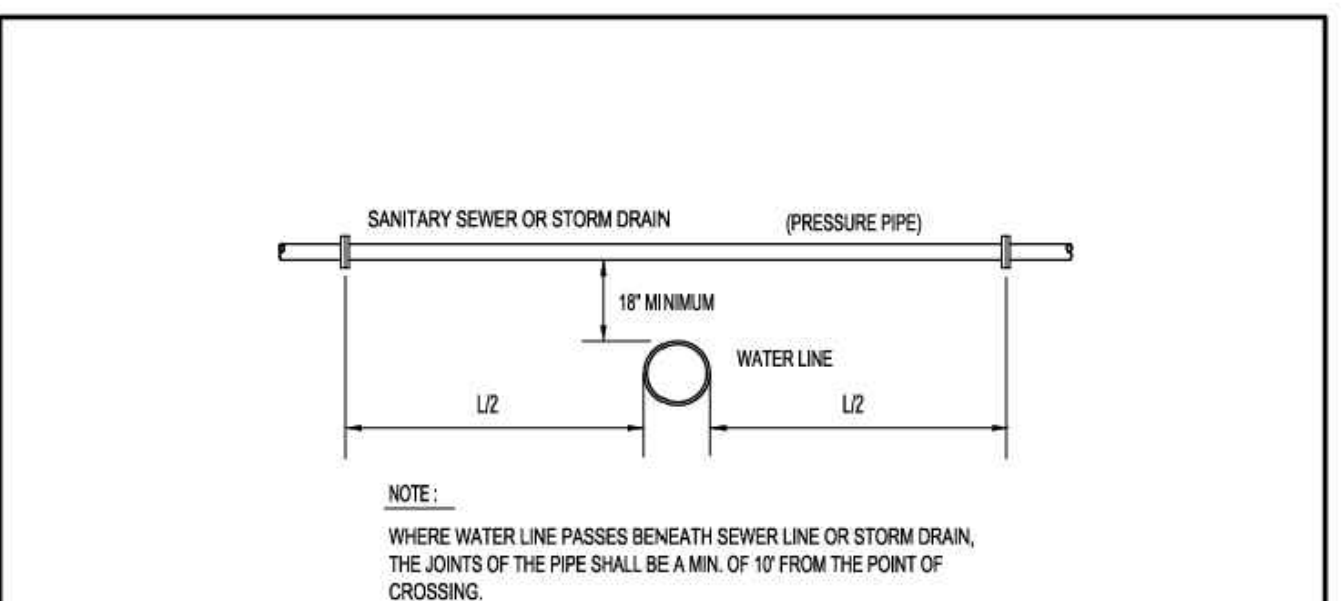
AQUARION
Water Company
Stewards of the Environment

HYDRANT ASSEMBLY (DIP)

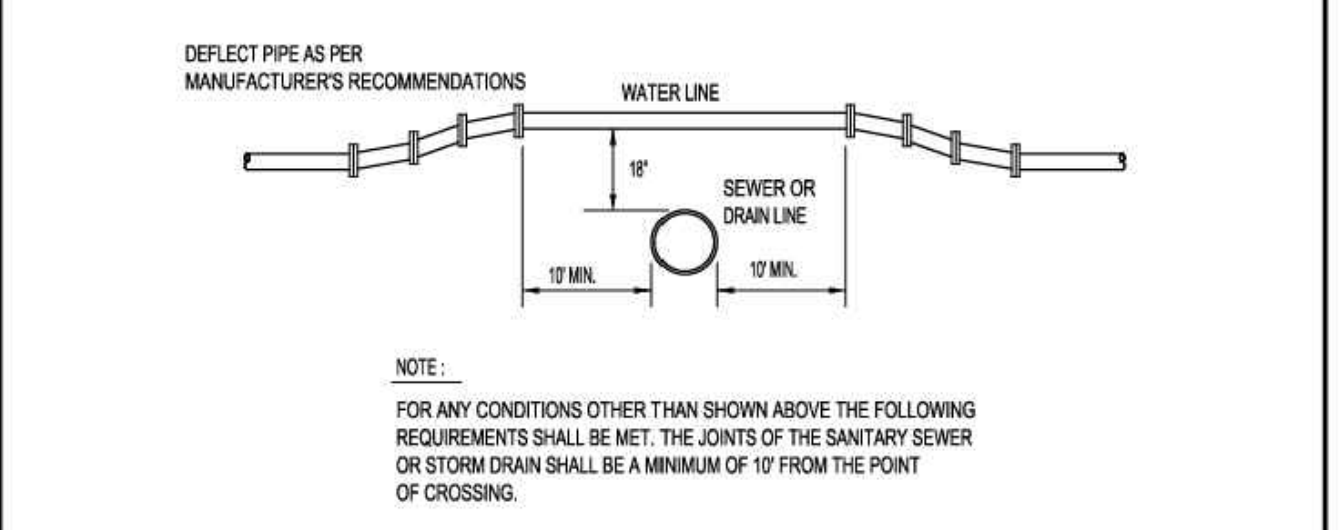
NOT TO SCALE SD-8

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
MINIMUM QUALITY FLOW RATE (GFS OR L)			
PEAK FLOW RATE (GFS OR L)			
DESIGN PERIOD OF FLOW (HOURS)			
SCREEN APERTURE (SAND OR LOG)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
ELEVATION			
ANTI-FLOCCULATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

CONTECH CDS 2025-5-C OR APPROVED EQUAL
NOT TO SCALE



**CROSSING OF WATER LINE UNDER
SANITARY SEWER OR STORM DRAIN**

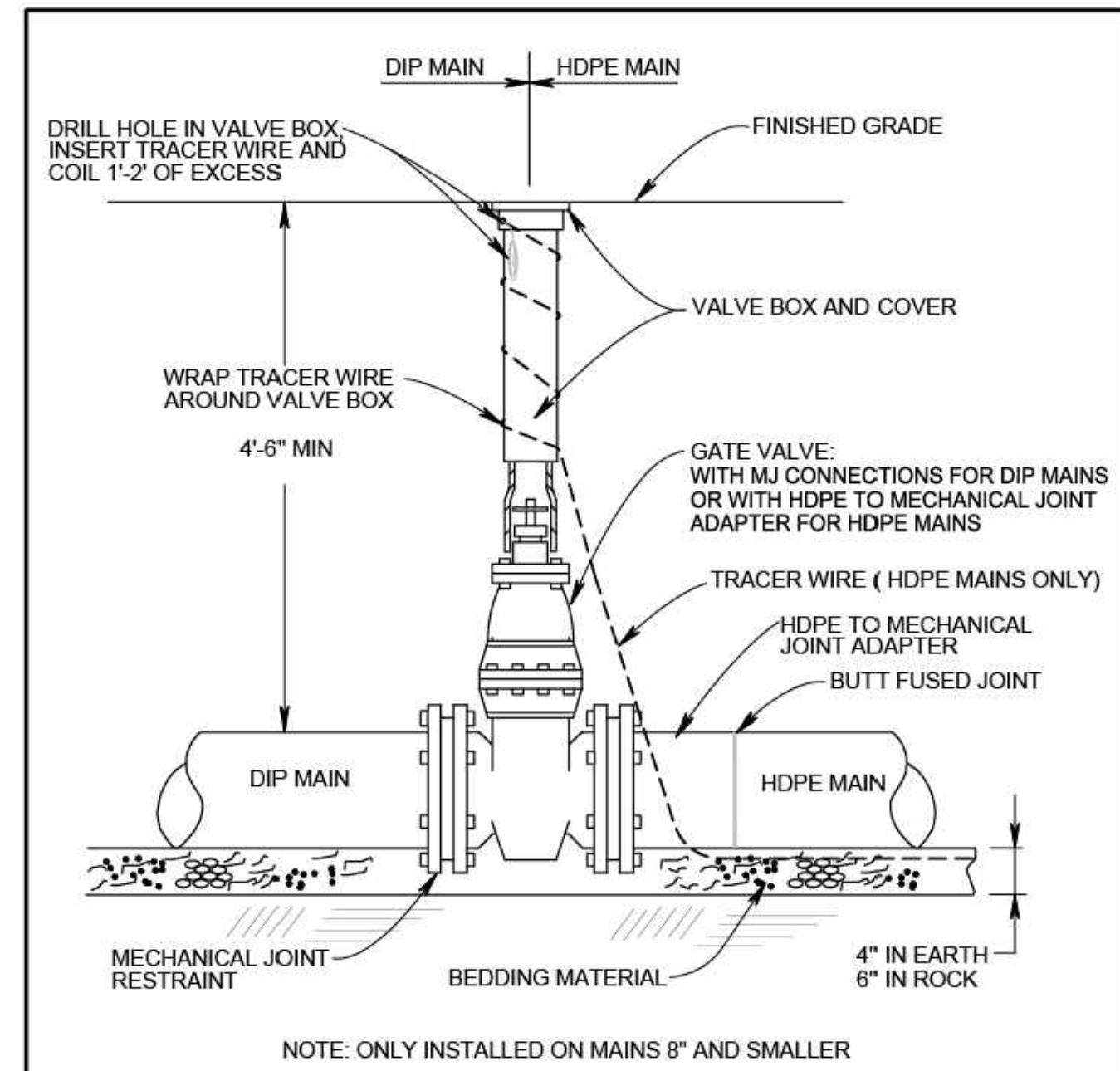


**CROSSING OF WATER LINE OVER
SANITARY SEWER OR STORM DRAIN**

AQUARION
Water Company
Stewards of the Environment

**PIPE INSTALLATION
CROSSING SANITARY/STORM SEWER**

NOT TO SCALE SD-18



AQUARION
Water Company
Stewards of the Environment

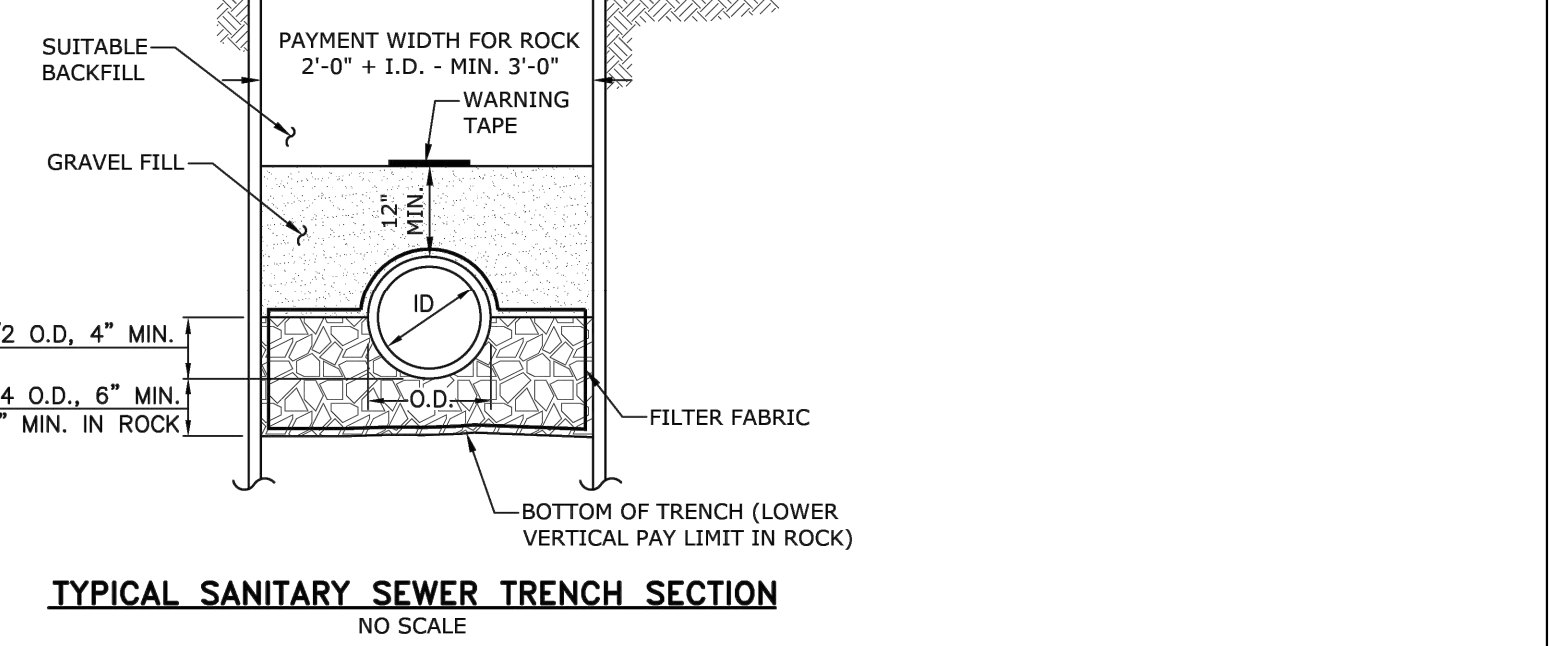
GATE VALVE

NOT TO SCALE SD-2

**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**

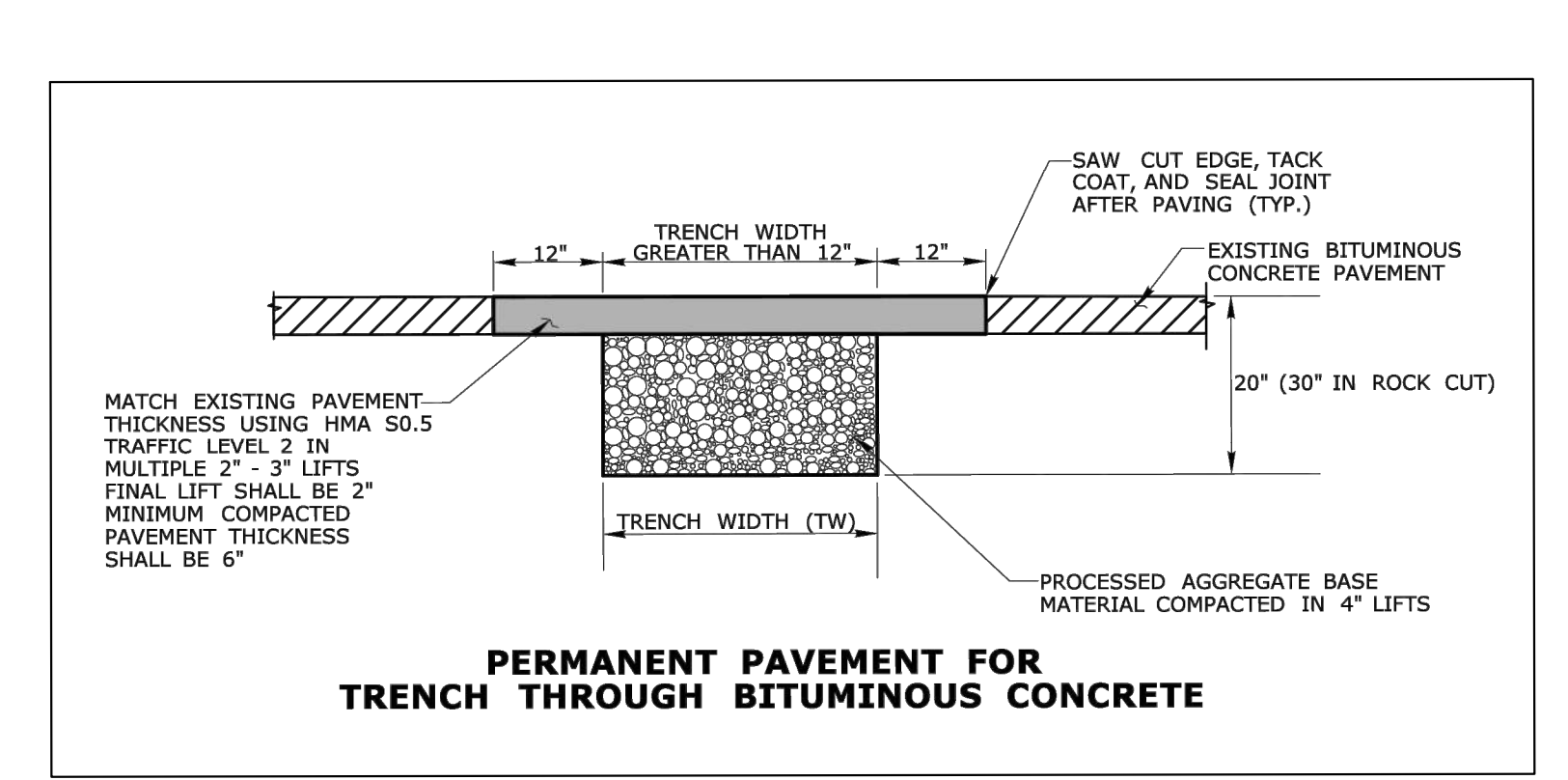
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Approved by: F. Smeriglio, PE Grid: Sheet: SS-07



TYPICAL SANITARY SEWER TRENCH SECTION
NO SCALE

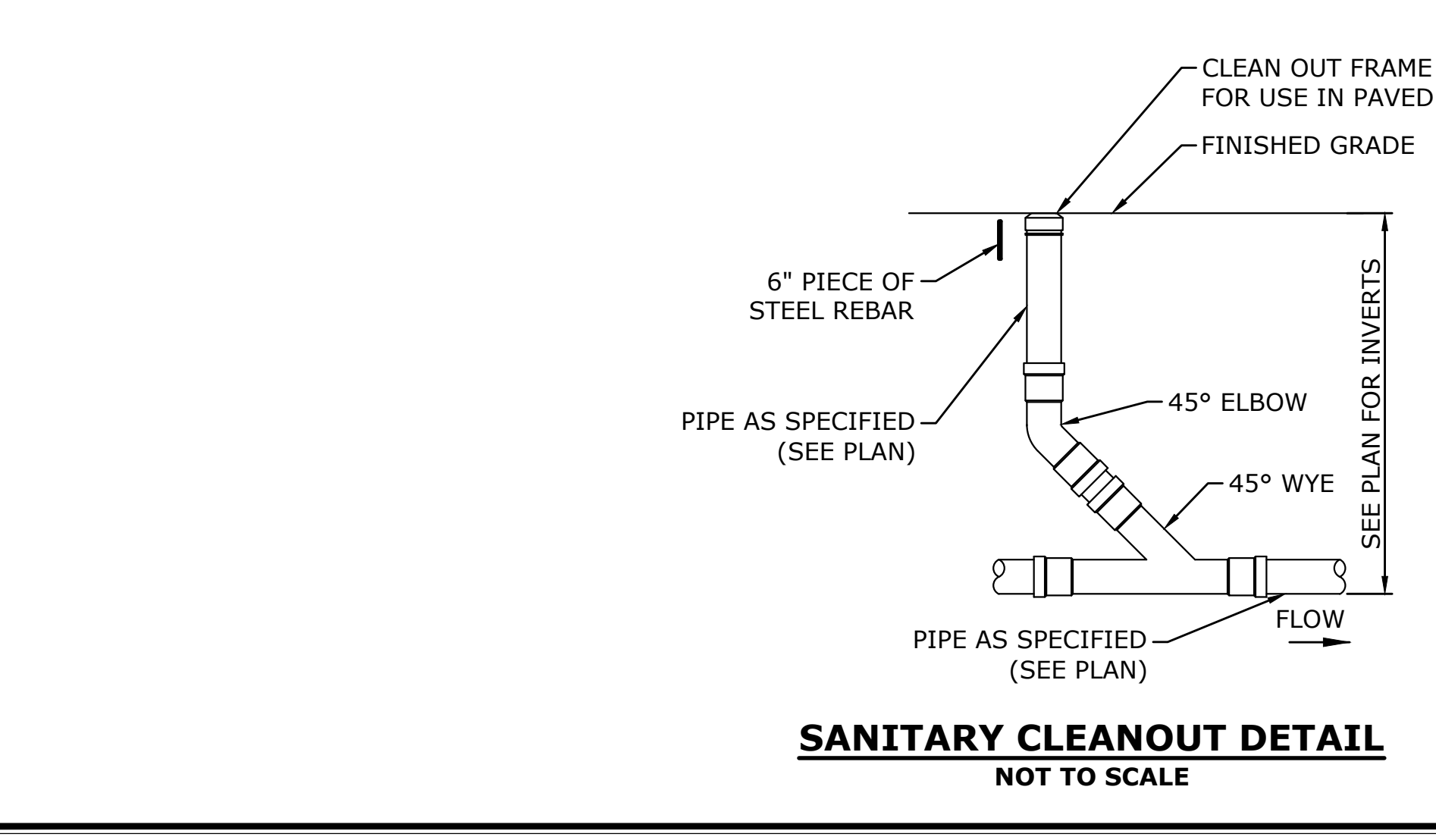
**DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152**

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



**PERMANENT PAVEMENT FOR
TRENCH THROUGH BITUMINOUS CONCRETE**

CTDOT TRENCH REPAIR DETAIL
NOT TO SCALE



SANITARY CLEANOUT DETAIL
NOT TO SCALE

50 REAHLY DRIVE
WILTON, CT 06110
203.271.1773
SLSCONSULTING.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

DATE: **OCTOBER 23, 2023**

PROJECT NO: **21543.00001**

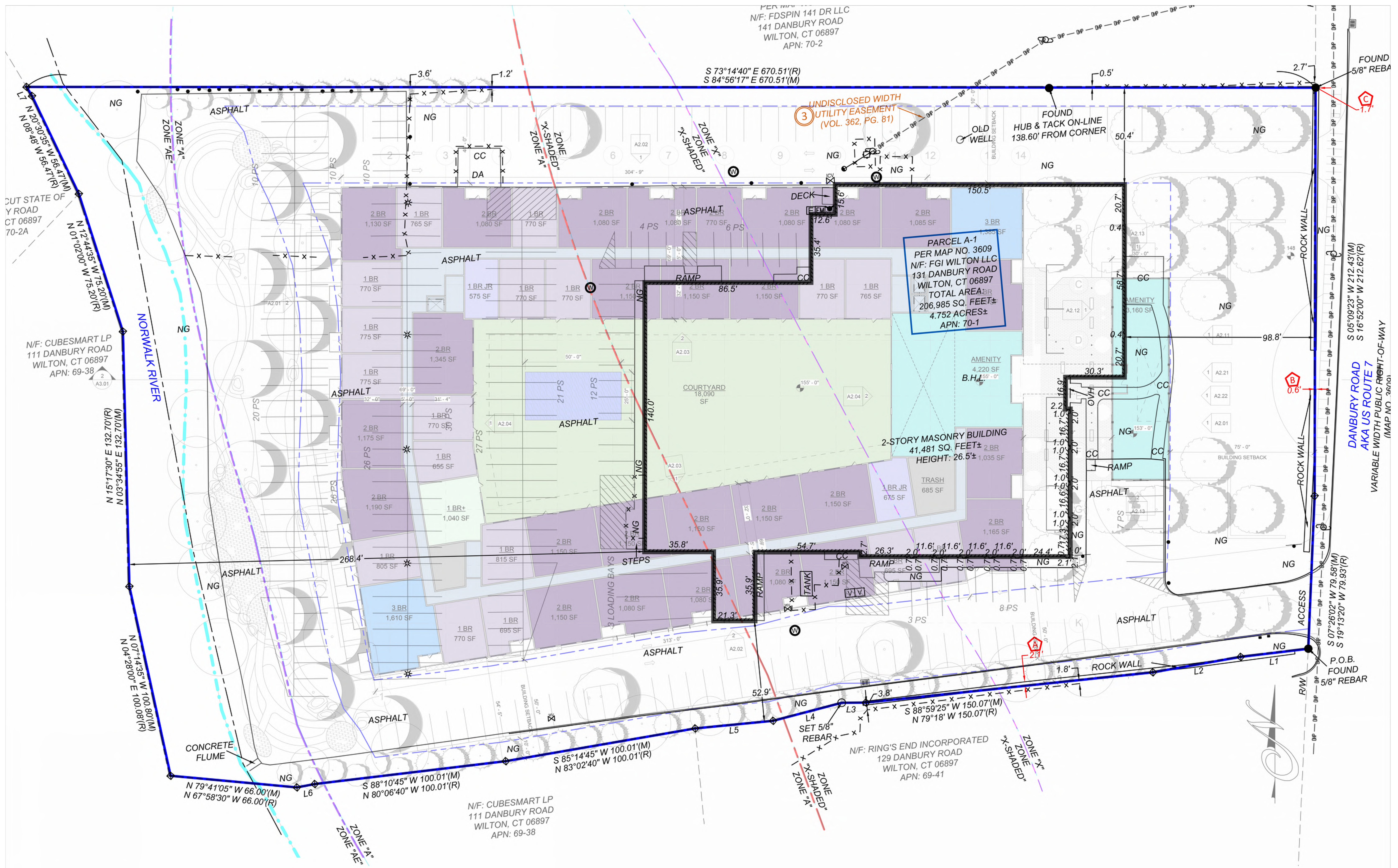
SHEET NO: **15 OF 21**

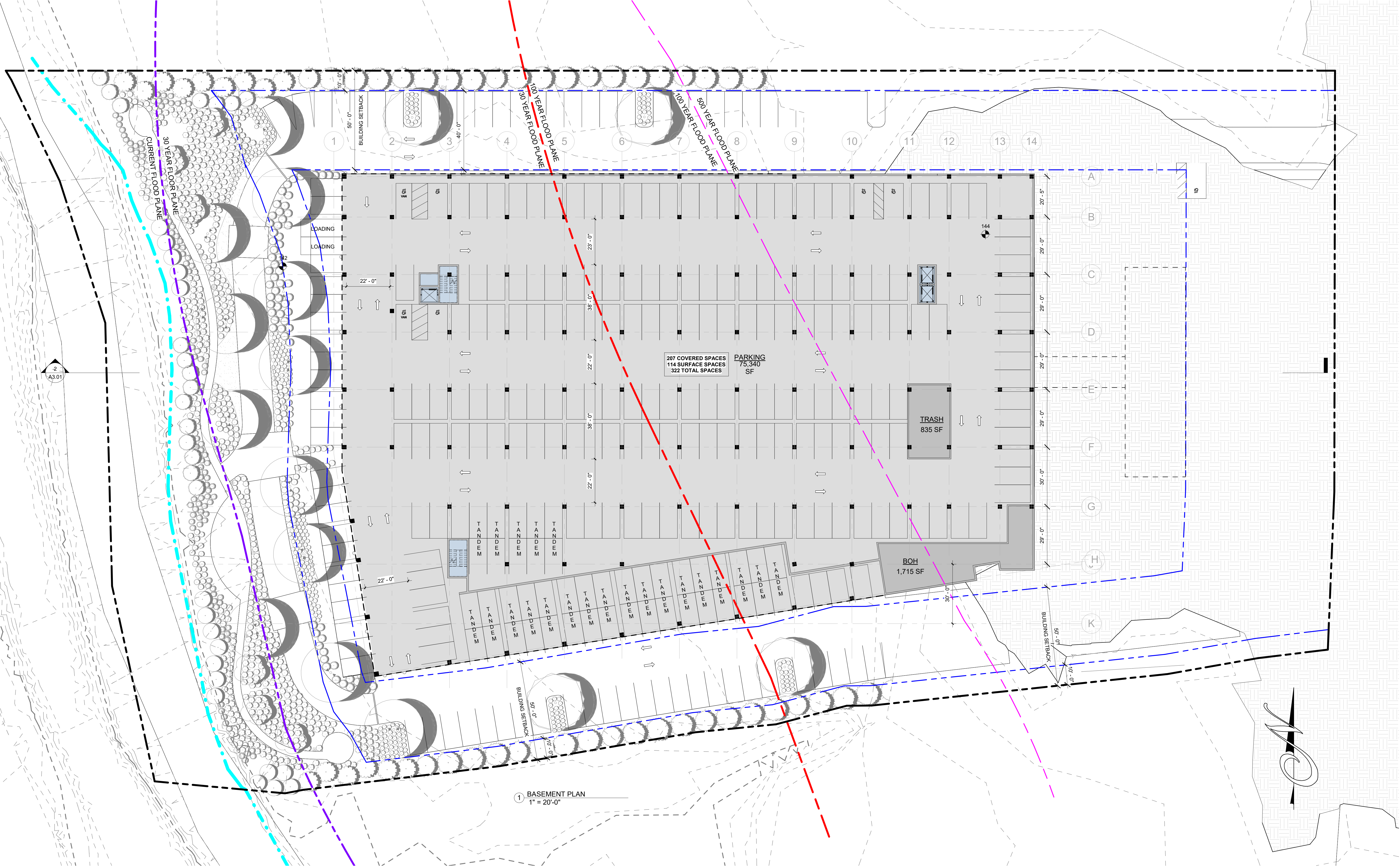
SD-5

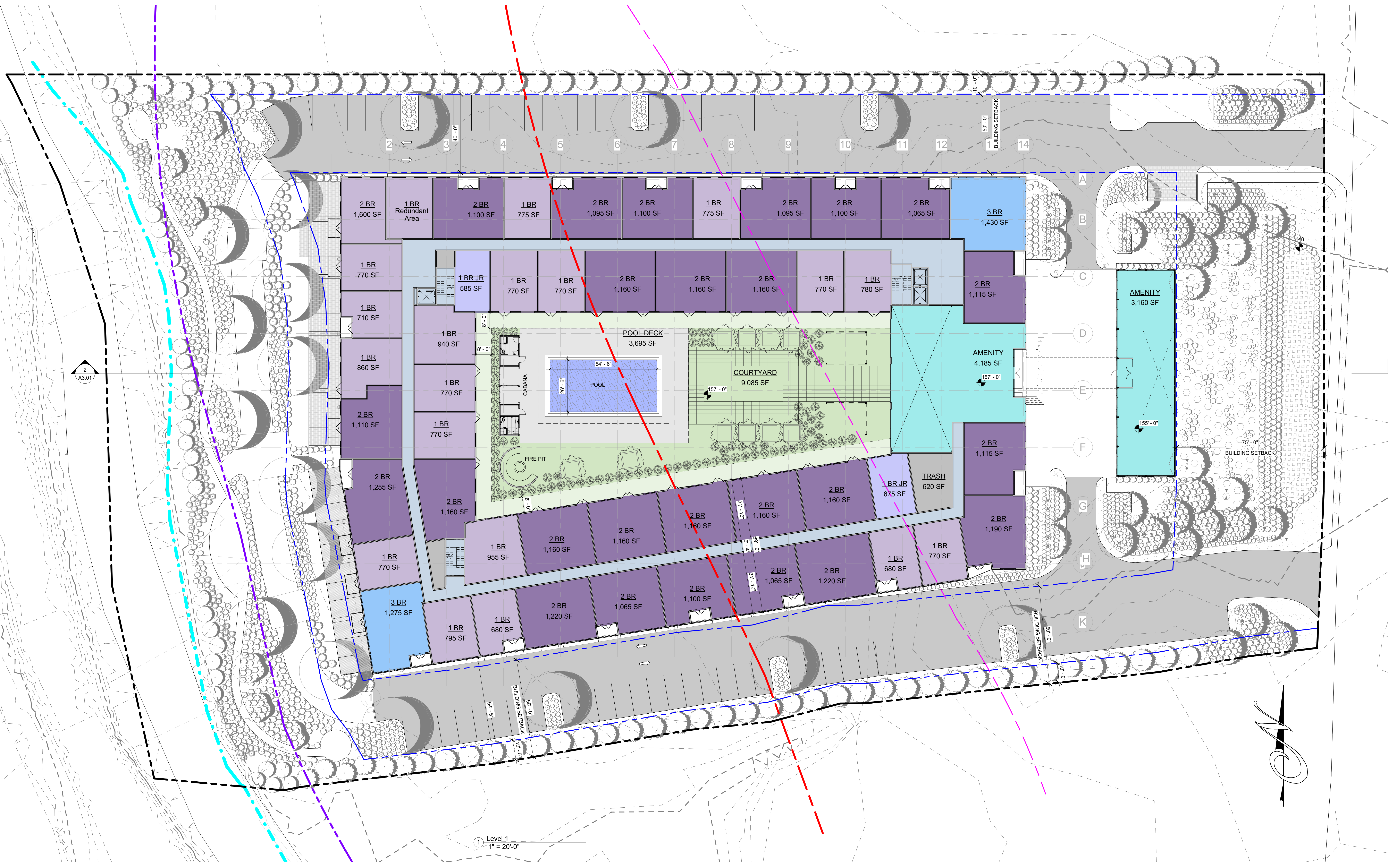
SHEET NAME

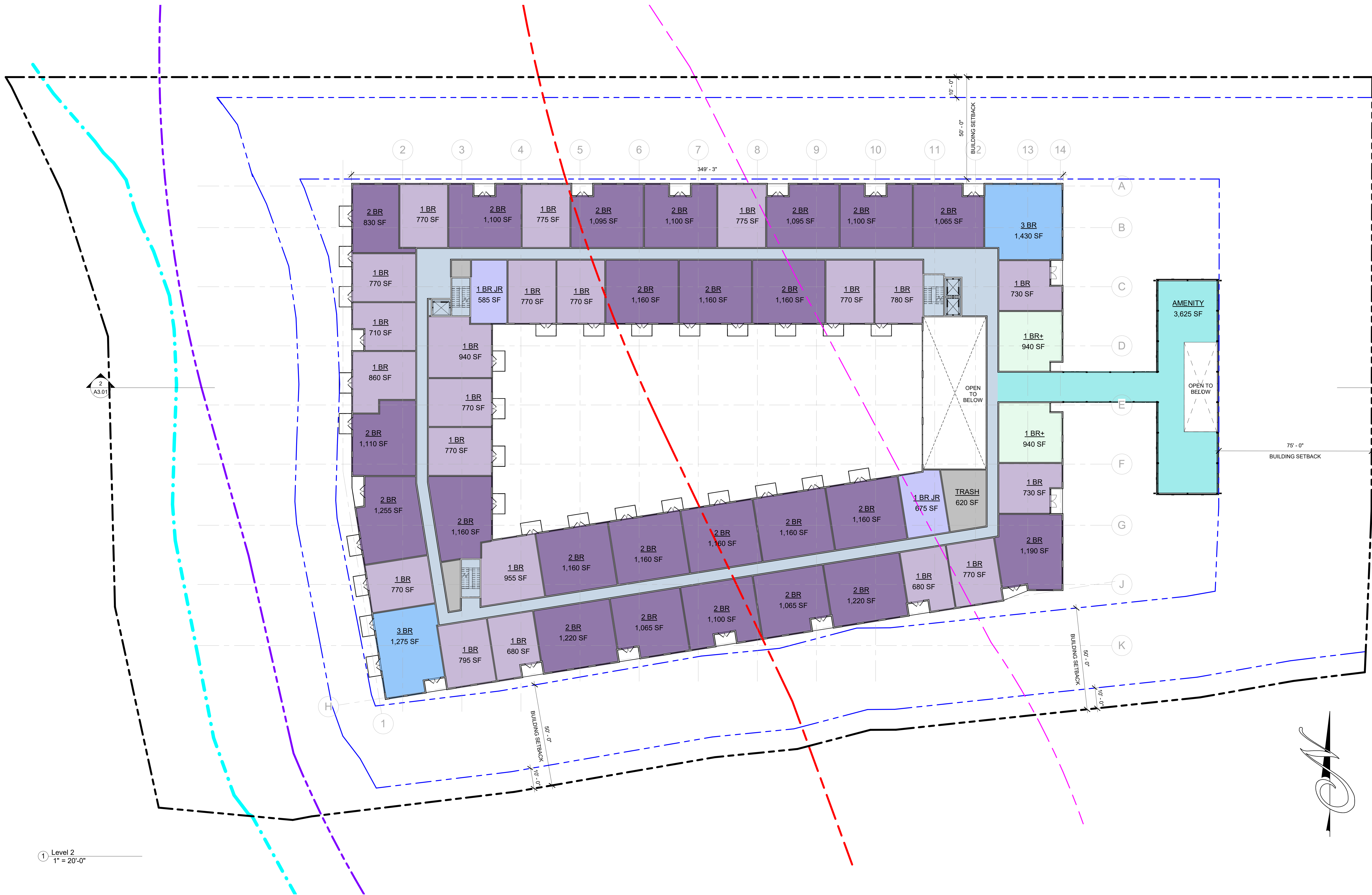


11/16/23

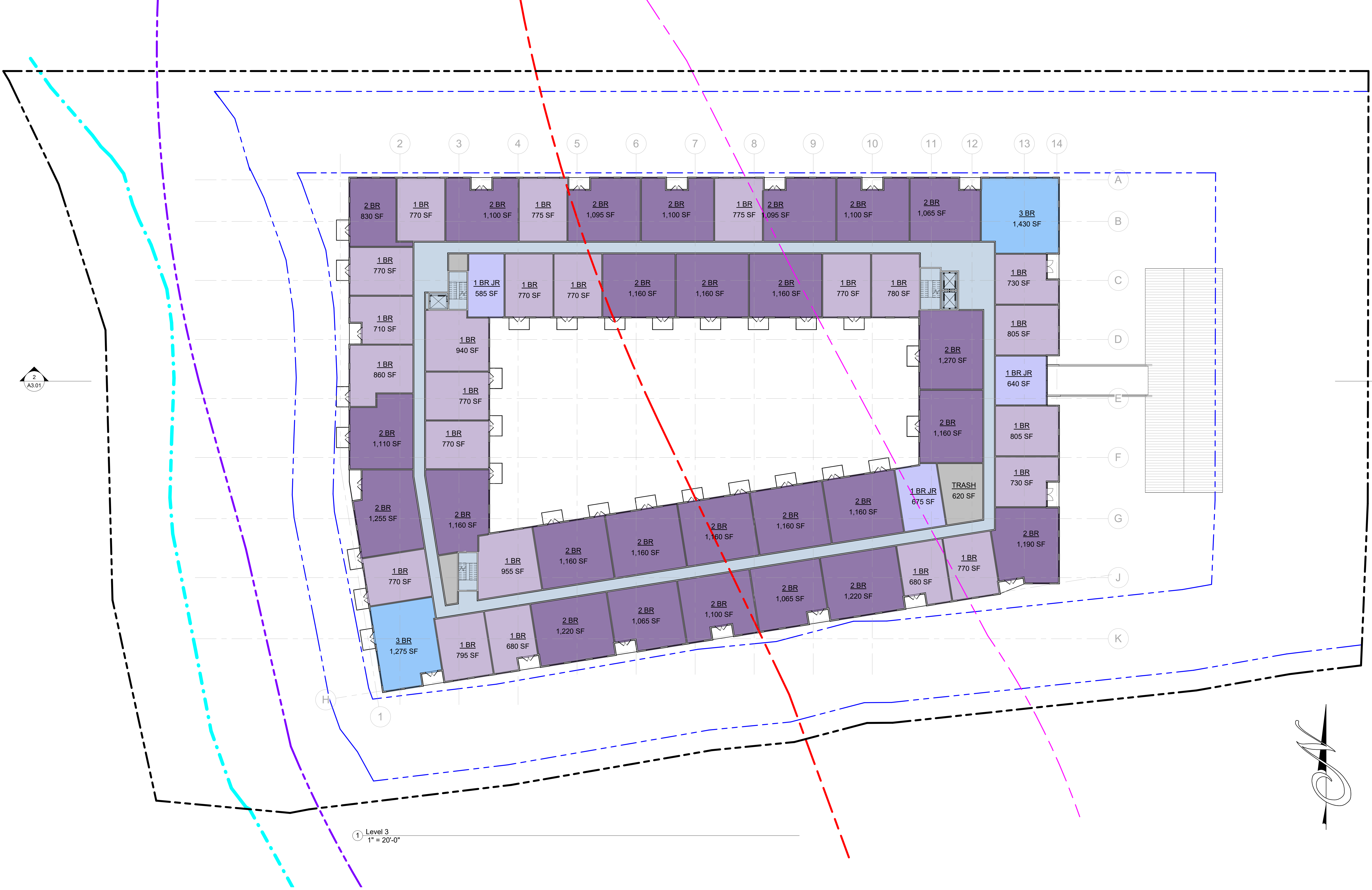






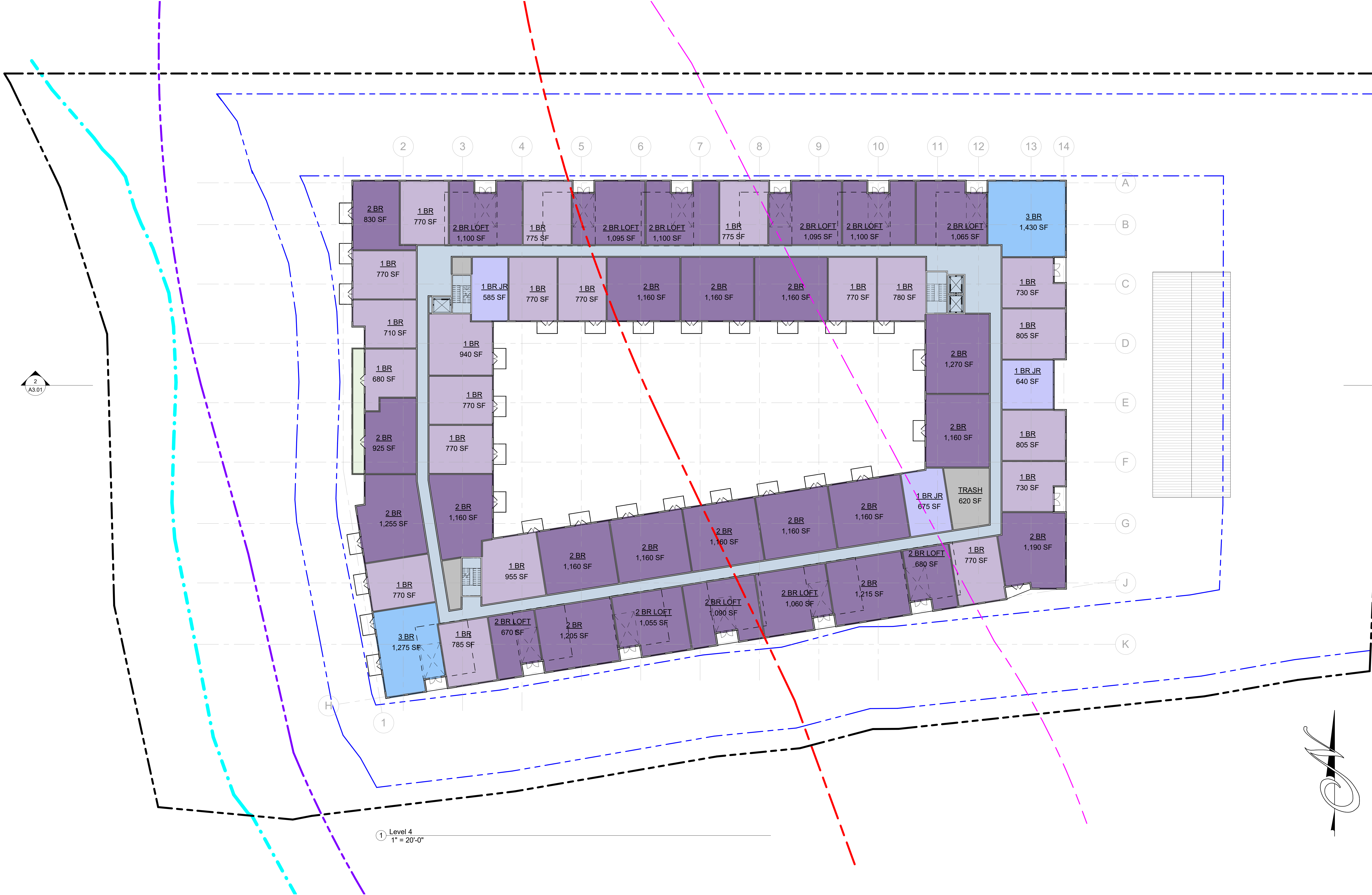


① Level 2
1" = 20'-0"



2
A3.01

① Level 3
1" = 20'-0"



① Level 4
1" = 20'-0"

2
A3.01