



George J. Saraceno, Assistant Town Engineer

TO: Don McCauley, Planning Director

RE: **Large House Review (LHR)**
128 Cliff Road

DATE: July 22, 2022

The Department of Public Works (DPW) Engineering Division received a copy of the revised Site Plan, Construction Management Plan (CMP) and Stormwater Report for the LHR project at 128 Cliff Road. The revised plans and documents are in response to a memo from the DPW dated July 7, 2022 that include questions and comments regarding the subject LHR project at 128 Cliff Road. Wellen Construction provided a copy of the CMP and Hardy + Man Design Group, PC provided copies of the Stormwater Report and Site Plan.

Provided below are additional DPW review comments based on the revised plans and documents as stated above.

GENERAL

- We agree with the CMP, which thoughtfully provides off site parking considerations for construction equipment and vehicles. Cliff Road was recently paved within the past 3 years and keeping construction equipment and vehicles off the right-of-way is of high importance to the Town. Additionally, the CMP provides a truck route to the site, hours of work, emergency contact information and site maintenance during construction.

DRAINAGE

- The Site Plan was revised to show a stone swale to receive stormwater runoff from the 4-inch overflow grate. A detail of the stone swale shall be shown on the site plan.
- The Stormwater Report included a hydrologic assessment for the proposed stormwater management of the site in regard to the proposed three car garage. The hydrologic assessment shows a reduction in the peak runoff rate and volume from pre-development versus post-development site conditions during 2-yr, 10-yr, 50-yr, and 100-yr storm events. The Stormwater Report included the Total Suspended Solids (TSS) removal calculation. The phosphorus removal rate shall be in #/yr of phosphorus removed from the site.
- In the Operation and Maintenance (O&M) plan, include a statement that copies of annual inspections must be submitted to the Town Engineer.

WATER AND SEWER

- Any bends in the proposed sanitary sewer connection from the house to the garage requires

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a cleanout or sewer manhole. The Site Plan shall include a copy of the sanitary sewer detail and cleanout for the proposed garage.

- The proposed water and sewer service must be separated by 10 feet.

We believe that the Applicants designer has provided the information we requested, which is shown on the Site Plan, CMP and Stormwater Report. Any missing construction details, phosphorus removal calculation and additional sewer cleanout could be submitted as a condition of approval.

Please let us know if you have any questions or comments.

Sincerely,



George J. Saraceno
Assistant Town Engineer

Cc: David Cohen
David Hickey
William Shaughnessy
Michael Quinn
Gerry Bruno
Rafi Razzaque
Scott Showstead
Michael Grant
Eric Arbeene
Emmanlin Coates
Lenny Izzo
Julie Meyer