

# CITY OF STAMFORD

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## INTEROFFICE MEMORANDUM

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February 24, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject: 29 Intervale Road  
131 & 139 Turn Of River Road - Karen Kennedy Woodcock Trust  
Planning Application No. 4046**

The Engineering Bureau received REVISED plans for a Subdivision Application for the construction of a private 11 lot residential subdivision. The proposed development will require the consolidation of three existing residential lots.

The following REVISED plans were reviewed:

-SE-1 "Depicting 131 & 139 Turn of River Road and 29 Intervale Road Prepared for TH1, LLC & HB Capital LLC." by Redniss & Mead dated 10/28/22

-SE-2, SE-3, SE-4A, SE-4B, SE5 through SE-9 and PP-1 "Depicting 131 & 139 Turn of River Road and 29 Intervale Road Prepared for TH1, LLC & HB Capital LLC." by Redniss & Mead all dated 1/5/23

-"Site Engineering Report Prepared for TH1, LLC & HB Capital LLC (Contract Purchaser) 131 & 139 Turn of River Road and 29 Intervale Road " by Redniss & Mead dated 10/28/22, latest revision 1/5/23

The Engineer of Record Ted Milone, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau has determined that the following shall be addressed by a CT professional engineer:

- 1) Many of the sanitary lateral invert callouts in the road refer to the footing drain, storm sewer or do not refer to the correct invert location. Verify all sanitary lateral inverts at the sewer main and revise the callouts accordingly.
- 2) The sanitary lateral for Lot-2 is too flat. Revise the invert at the dwelling or the invert at the sewer main.
- 3) The Engineering Bureau reserves the right to make additional comments.

The Engineering Bureau previously reviewed Zoning Text Change documents proposing to amend Section 4.B.1e

(RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 1/2 Single Family District, Low Density) regulations on lots created by subdivision exclusively accessed by private rights-of-way where the overall property is impacted by FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater) or other natural features to allow front yard setbacks on such private rights-of-way to be 50% of the requirement.

The Engineering Bureau did not support the above Text Change, however, it was approved by the Zoning Board. Subsequently, a revised subdivision exhibit for the current private 11 lot residential subdivision (under review) was submitted which utilizes the reduced front yard setback.

The following plan was reviewed:

-Sheet PSE-2.1 "Site Development Exhibit Depicting 131 & 139 Turn of River Road and 29 Intervale Road Prepared for TH1, LLC & HB Capital LLC." by Redniss & Mead all dated 2/3/23

The Engineering Bureau does not object to the application proceeding with the approval process, however, the following shall be addressed by a CT professional engineer:

- 1) The realignment of the road appears to be feasible, however, permeable porous pavement driveways are not preferable since they may not be maintained. Alternative storm water mitigation methods should be considered.
- 2) The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC: Lindsey Cohen  
Bob Clausi

Reg. No. 58