B&B ENGINEERING

January 8, 2023

Conservation Commission
c/o Dr. Tom Failla
56 Norfield Road
P.O. Box 1007
Weston, Connecticut 06883

Re: 5 Tiffany Lane, Weston

Dear Dr. Failla,

Please find included with this letter copies of an updated Proposed Improvement Plan and Storm Water Management Analysis for the property at 5 Tiffany Lane. This property was originally permitted in 2018 and constructed between 2020 and 2021. For reasons not clearly known, the contractor installed various items on the property different than what was proposed. In addition, a few items were added by the owner during construction that would typically require permitting. This submission includes the necessary materials to permit those additional items along with a plan to adapt the as-built conditions so that it complies with the town's various regulations.

Summary of Structural Alterations from Original Approval

The proposed driveway, home, pool and studio were constructed in approximately the same location as designed. The house was raised from the design and the septic system was changed; however, the Aspetuck Health District has approved that change, and the disturbed area remains approximately the same as the original design. Two stone pillars were built at the property line flanking the driveway and two storage containers were installed to the north of the studio, each of which were not part of the original design. It is the intention of this submission to properly permit the installation of the stone pillars and storage containers. In addition, the plantings proposed along the west side of the driveway were never installed, but are proposed to be installed in the upcoming Spring.

Summary of Storm Water Alterations from the Original Approval

The original design called for the upper portion of the driveway, the roof runoff from the dwelling and studio, and the pool overflow to be directed to an underground detention system. The rest of the property runoff was designed to sheet flow off the property. The contractor, for unknown reasons, did not install the detention system, and instead drained the driveway and a portion of the dwelling roof to the west side of the driveway, where it flows towards the adjacent wetlands. The rest of the roof leaders are discharging at ground level near the structures.

In order to mitigate this change, and to provide compliance with the town's requirements, we have prepared the included Proposed Improvement Plan and Storm Water Management Analysis. This effort reflects a proposal that meets the town's compliance requirements, but minimizes the required construction impact to the devoted site. In summary, the storm water runoff from the detached studio, detached storage containers, pool, a portion of the dwelling, and a portion of the lawn area

will be collected, detained, and treated on-site with the use of an underground detention system, which is the same size as the original design. The rest of the developed area has been directed along the west side of the driveway where they outlet to stone aprons and landscaped areas. The upper driveway drain outlet, which is currently installed, will be outfitted with a proper rock apron to dissipate flow, and be directed into the proposed planted area to encourage storm water treatment. The lower driveway drain outlet will be outfitted with a proper rock apron and be allowed to drain to the adjacent wetlands.

Alternatives Analysis

Since the property has been developed and is completely stabilized, the immediate obvious alternative would be to install and modify the project to conform to the original design and approval. This would require additional excavation, removal of portions of the driveway, removal and replacement of the existing deck, and removal of the trench drain located at the bottom of the driveway. While this would conform the property to the original intent and design, the impact would not add benefit to the property or the adjacent wetlands.

We have proposed to comply with the town's requirements for drainage, while designing to keep a minimal amount of impact to the property and the adjacent wetlands. Stormwater will still be treated prior to discharging to the off-site areas and the eventual wetlands. This is achieved through a storm water detention structure and discharging the runoff into vegetative areas.

It is my professional opinion that the attached and latest design is the most beneficial in order to achieve the ultimate goal of treating and mitigating runoff, while protecting the nearby wetlands and natural resources.

Thank you for your consideration of the current proposal. I look forward to discussing the project elements within your public forum. In the meantime, if you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely,

Bryan Nesteriak, P.E., L.S.
B&B Engineering

cc: Julio Ego-Aguire, 5 Tiffany Lane

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