

February 26, 2025

Lindsay Tomaszewski
Environmental Analyst
Environmental Protection Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**RE: 90 Haviland Road,
Letter addressing alternatives to the design proposal**

Dear Ms. Tomaszewski,

The owner of 90 Haviland Road is proposing to subdivide the property into two independent parcels. Our firm has provided a “Subdivision Feasibility Plan” and “Drainage Analysis” which depict potential residences, driveways with parking areas, subsurface sewage disposal systems, stormwater detention systems, drinking wells, and a grading scheme for each lot. These plans have been prepared to depict compliance with the City of Stamford Stormwater Drainage Manual dated June 10, 2020, and its applicable standards, as well as the State of Connecticut Public Health Code, last revised January 2024.

The location for the potential residence on Lot 2B was chosen as it allows for the construction of a subsurface sewage disposal system and septic reserve area to meet the requirements of the State of Connecticut Public Health Code. Both of these system locations have been chosen to ensure that they meet appropriate separation distances from the subsurface drainage systems on Lot 2C, and the footing drain system for the potential residence on Lot 2B. The soils in the proposed septic area are more suitable to accommodate a subsurface sewage disposal system and meet the required separation distance from the wetlands on the property. Alternatives to this design would be to relocate the residence on Lot 2B farther to the south, which would necessitate that the subsurface sewage disposal system be constructed in the less-suitable soils to the north of the residence, closer to the wetlands. This increases the chance of septic system failure in an area where untreated effluent may flow into the wetlands. Also, a larger subsurface sewage disposal system would be required, which may require additional fill to be placed closer to the wetlands, thereby creating additional disturbance to the upland area of the wetlands.

The subsurface drainage systems have been placed to allow for gravity flow from the roof leaders and catch basins required to meet the standards set forth in the City of Stamford Stormwater Drainage Manual. These systems are designed to collect as much of the proposed impervious surface area as possible while avoiding the need for pumped systems. These systems have been designed to collect the water quality volume for the new impervious surface area and provide groundwater recharge through exfiltration into the surrounding suitable soils. Alternatively, if the proposed residence on Lot 2B is relocated farther to the south, this would also necessitate the elongation of the potential driveway. This will increase the impervious area on the property and may require additional drainage to mitigate the potential impacts from the expanded impervious area, thereby creating additional disturbance closer to the wetlands.



Kousidis Engineering, LLC

Land Development Consultants & Site Design

The “Subdivision Feasibility Plan” has been implemented in a way that will provide the most suitable soils for the subsurface sewage disposal system, gravity flow for the subsurface drainage systems, and reduce the amount of impervious area to provide a residence which meets the living standards of North Stamford and will be comparable to the existing homes of the surrounding neighborhood. By altering the location of the proposed residence on Lot 2B farther from the wetlands, the increase in impervious area and relocation of the proposed subsurface sewage disposal system and subsurface drainage systems may cause additional encroachment to the upland area of the wetlands that would otherwise be unnecessary. In addition, a landscape plan has been provided which depicts a robust set of plantings and demarcation boulders which will provide long-term preservation of the wetland area.

Please feel free to contact me directly with any questions or comments.

Sincerely,

Jim Kousidis, P.E.,
CT Lic. #26830