

29-5000-012  
October 31, 2025

Stamford Water Pollution Control Authority  
Attn: Ann Brown, P.E., Supervising Engineer  
111 Harbor View Avenue, Building 11  
Stamford, CT 06902

Re: **Application #225-29**  
**120-C Long Ridge Road**  
**Toll Northeast V Corp**

Dear Ms. Brown:

Thank you for the opportunity to address your comments for the above-referenced project in the City of Stamford. The following summarizes the comments from 08-26-2025 memorandum in *italic* and our responses in **bold** text:

*Sanitary Lateral*

1. *The following are comments regarding the proposed sanitary sewer tie-in to the existing manhole and public sanitary sewer conveyance system:*

a. *Please incorporate a detail for the proposed sanitary sewer connection into the site plans. The detail must show an approved inside drop connection to the existing sanitary sewer manhole.*

**Response: A detail for an inside drop manhole has been added to detail sheet C-807.**

b. *Please add the following language into the plans: "Contractor shall coordinate and schedule the inside drop lateral connection with WPCA's Collection System Supervisor at least 3 working days in advance. WPCA personnel must be on-site to witness and photograph the sewer lateral connection to the sanitary conveyance system. The work shall occur between the hours of 7:30am and 2:00pm Monday through Friday except holidays. The contractor is not to break into the public sanitary sewer conveyance system without WPCA being present.*

**Response: This note was added to the Sanitary Sewer & Water General Notes on Sheet C-001.**

2. *The following are comments regarding the proposed private sanitary sewer manhole structures and sewer lines:*

a. *The private lateral for each town house unit must have an outdoor clean-out.*

**Response: Outdoor cleanouts are proposed on all sewer laterals.**

b. *MH structure's exteriors must be waterproof and all penetrations on the outside and inside of the structure must be properly sealed. This activity must be scheduled at least 3 days in advance via email with WPCA's Collection Systems Supervisor for review prior to backfilling operations.*

**Response: So noted.**

- c. *Following the installation of the new installed sewer line and manhole structures, the system must be air tested. A certification letter with air test results must be provided to WPCA's Collection Systems Supervisor for review and approval.*

**Response: So noted.**

- d. The newly installed sanitary sewer lines must be CCTV. A copy of the video must be provided to WPCA's Collection Systems Supervisor for review and approval.

**Response: So noted.**

Amenity/Community Kitchens/Food Service

3. *The submitted plans propose an amenity clubhouse.*
- a. *As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with Stamford's Fats, Oils, and Grease (FOG) Abatement Program administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community/amenity kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME). In addition, all the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment.*

*CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments Section 5. (b)Treatment Requirements (1)Grease Trap/FOG Interceptor*

*(A) The grease trap/FOG interceptor shall be installed to service kitchen flows and shall be connected to those fixtures or drains which would allow fats, oils, and grease to be discharged. This shall include:*

- (i) pot sinks;*  
*(ii) pre-rinse sinks;*  
*(iii) any sink into which fats, oils, or grease are likely to be introduced (i.e. Mop Sinks);*  
*(iv) soup kettles or similar devices;*  
*(v) work stations;*  
*(vi) floor drains or sinks into which kettles may be drained;*  
*(vii) automatic hood wash units; and*  
*(viii) any other fixtures or drains that are likely to allow fats, oils and grease to be discharged.*

**Response: The amenity clubhouse will not have a food service kitchen and coordination of FOG treatment will not be required.**

#### Swimming Pool

4. *The submitted plans propose a pool. Provide information on the proposed pool filtration system. Pool sand filter systems require pre-treatment to remove TSS before any backwash system can discharge from the property into the public sanitary sewer system. Cartridge type filtration is preferred. Where sand filters are used, a gravity fed, adequately sized and SWPCA approved treatment system shall be installed to remove the sand from the backwash prior to discharging into the sanitary.*

**Response: The pool will utilize a cartridge filter.**

#### Construction Dewatering

5. *Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Keith May, Plant Supervisor at 203-977- 5780 or by e-mail at [KMay@stamfordct.gov](mailto:KMay@stamfordct.gov) for the necessary forms and requirements.*

**Response: Dewatering wastewaters are not anticipated to be discharged into the sanitary sewer at this time. Should this change we will coordinate the required permits with the City.**

6. *In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month's report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:*

*Stamford Water Pollution Control  
Authority Attn: Rhudean Bull  
111 Harbor View Avenue, Building 11  
Stamford, CT 06902*

**Response: So noted.**

#### Connection Charges

7. *A Connection Charge will be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Please be aware that the connection charge can be substantial. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email [ABrown2@stamfordct.gov](mailto:ABrown2@stamfordct.gov) or phone 203-977-5896. (CO) signals the completion of construction, and the CO*

is therefore the starting point of the Connection Charge process. Each year

**Response: So noted.**

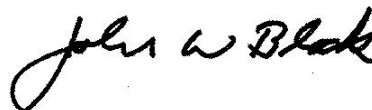
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

**TIGHE & BOND, INC.**



Erik W. Lindquist, P.E., LEED AP  
Senior Project Manager



John W. Block, P.E., L.S.  
Senior Vice President