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**To:** Antonio Iadarola, P.E. - Town Engineer

**From:** Brian Phillips, P.E.

**Info:** Copied

**Date:** 11 November 2020

**Re:** Stormwater Assessment  
Consolidated School  
12 Gillotti Road  
New Fairfield, Connecticut  
Langan Project No.: 140215351

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This stormwater memorandum has been prepared in support of the Conservation and Inland Wetlands Submission for the proposed work at the existing Consolidated School site located at 12 Gillotti Road in the Town of New Fairfield, Connecticut. The project includes the demolition of the existing Consolidated School and the construction of a new bus storage lot and dispatch building with associated site improvements including landscaping. The proposed site improvements will encompass approximately 4.00 acres of the 42.30-acre parcel, which under existing conditions is approximately 70% impervious.

Under existing conditions stormwater runoff from this site sheet flows or is piped underground either to Gillotti Rd or Ball Pond Rd. This runoff is either discharged to a wetland northeast of the site, or to a drainage network along Gillotti Road, outside the area of disturbance. This network is a part of a larger town-owned storm drainage network.

The proposed development includes demolishing the existing school and constructing a new bus parking lot and dispatch building as well new lawn and landscaping in place of the demolished building. As a result of this landscaping there is a net decrease in impervious area. Of the 4.00 acres impacted by the proposed work, approximately 65,600 SF, or 38% will be new landscaped areas. The conversion of impervious to pervious area will reduce the volume and runoff rate from the site.

The proposed redevelopment has been designed to maintain existing drainage patterns to the greatest extent feasible. Consistent with the existing conditions, all runoff will be conveyed to either the town-owned drainage network in Gillotti Road, or the existing wetland northeast of the site, with no increased flows to either.

As a result of the decrease in overall impervious area, the overall stormwater runoff entering the existing town-owned drainage network and northeastern wetland has been reduced. In addition, a new water quality unit is proposed as part of the revised drainage network. This will improve the water quality of stormwater runoff from the paved area of the site by capturing sediment and contaminants that are common in parking areas.