



**TOWN OF NEW FAIRFIELD**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DIVISION**

4 Brush Hill Road  
New Fairfield, CT  
06812-2619

**TOWN ENGINEER**

Antonio Iadarola, P.E.

January 31, 2023

Town of New Fairfield  
Zoning Commission  
4 Brush Hill Road  
New Fairfield, CT 06812-2619

RE: Consolidated School Demolition, Special Permit Application  
302 Ball Pond Rd.  
New Fairfield, CT

Dear Chairman and Commission Members,

I have spent a considerable amount of time reviewing the application and associated documents for this application. In the last few months, I have been working with the design Engineer to deal with my review comments on the original set of drawings that were sent to me for this application. I have also contacted the School Maintenance Supervisor to get some additional clarification. Since then, the design team has revised the drawings to reflect my comments and concerns.

I have reviewed the following revised documents for this application after providing my original review comments: Zoning Application, dated 12/22/22, a project overall description, A Memorandum from Brian Phillips, P.E. revised 12/21/22, Partial Boundary Survey dated 4/21/20, Site Demolition plan, dated 12/27/22, Site Detail I, dated 12/27/22, Grading and Drainage Plan, dated 12/27/22, Drainage Details I, dated 12/27/22, Site Utility Plan, dated 12/27/22, Site Utility details, dated 12/27/22, Soil Erosion and Sediment Control Plan, dated 12/27/22, Soil Erosion and Sediment Control Details, dated 12/27/22, Planting Plan, dated 12/27/22, Planting Details, dated 12/27/22 all prepared by Langan Engineering & Environmental Services, INC.

In reviewing these documents, I found that the Engineer has addressed the following comments to my satisfaction.

Sheet C-220

1. Label limit for asphalt removal at the proposed gate on south side of existing rear driveway.

2. The existing sanitary pump station for the site is called to be removed. I really would like to keep this underground structure and the utilities going to it. I would have it pumped out and cleaned up and just cap the inlet pipe coming from the school that will be demolished. This station is located directly under the playground that exists and is to remain. Keeping it, limits the complete removal and reestablishment of that playground.

3. The existing well casing needs to be brought up to grade as per CT Health Code and all existing attachments to be modified to accommodate this.

4. Limits of disturbance and demolition are not well defined on the eastern side of building along parking lot that is to remain. I would keep the existing sidewalk along the entire length of that parking lot to the existing front entrances of the school. Coordinate this with sheet C-420 and L-120.

#### Sheet C-520

1. The domestic well is labeled as an Irrigation well. Based on discussions with BOE Maintenance Staff, this confirms the designation. Please make sure that the modification of this well meets all applicable codes.

2. There is a note way down on the lower left side of plan calls for removal of a tank. This will be missed since, I almost missed it, but it's not clear to what it applies. The tank which is to be removed should be shown on the plan and the note immediately next to it.

#### Sheet C-620

1. Remove the bubbled area around the existing playground which has the pump station under it.

2. Extend the slope stabilization on the north end all the way down to the limit of Asphalt removal limits.

#### Sheet L-120

1. The limits of the lawn area establishment needs to be tightened up around sidewalks to remain along existing parking lot and also coordinates with limits of asphalt demolition on south side.

1. The utility company may want to use existing pole no. 799 instead of installing a new pole for the new service for well pump house and existing feed for lights to remain. Please coordinate.
2. All proposed new feeds for existing lights should be done to avoid further pavement restoration.

General notes about demolition of building:

1. I want to make sure that all existing building systems, most importantly existing foundations, footings, slabs and other related items are completely removed so as not to impact future development of the site, should the Town decide to do that.
2. I'm also sure that you will be providing abatement drawings that shows the full limit of building abatement required in order to actually allow for the demolition of the building. The last thing we want to do is have all of this demolition debris go out as impacted debris because of improperly abating of existing environmental issues.

These comments have been addressed to my satisfaction and the Zoning Commission can deliberate the application knowing that my comments have been addressed.

If you have any questions or concerns, please contact me on my cell.

Sincerely,

*Tony Iadarola*

Antonio Iadarola, P.E.  
Town Engineer

cc: First Selectman  
Zoning Enforcement Officer  
File