



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

4 Brush Hill Road  
New Fairfield, CT  
06812-2619

**TOWN ENGINEER**

Antonio Iadarola, P.E.

**TO:** Evan White, Zoning Enforcement Officer  
Tim Simpkins, Wetlands Enforcement Officer

**FROM;** Antonio Iadarola, P.E.  
Town Engineer

**DATE:** May 15, 2024

**SUBJECT:** St. Edwards Church Parking Lot Revision  
Site Plan Applications to Zoning and Wetlands Commission

I have done several reviews and held several meetings with the Design Engineer of the proposed applications that are before the Zoning and Wetlands Commission.

This includes not only the applications, and the extensive drainage report revised 5/13/24 associated with these applications but it also includes Parking and Storm Water Improvement Plan sheet C01 and C01.1 both dated 3/1/24 revised 5/13/24, Grading and Utility Plan dated 3/1/24, Detail Sheet #1 and #2 dated 3/1/24 revised 5/13/24, and finally the Drainage Area Maps dated 3/1/24 revised 5/13/24. All prepared by Benjamin Doto III, P.E.

I also reviewed Overall Planting Plan dated 1/4/24 revised 3/1/24, Planting Plan Enlargement 1 dated 1/4/24 revised 3/1/24 Planting Plan Enlargement 2 and Notes and Details dated 1/4/24 revised 3/1/24 all prepared by A2 Land Consulting, PLLC. In addition, I also reviewed Site Lighting and Photometric Calculations dated 2/22/24 prepared by Apex Lighting Solution and finally, the Improvement Location Survey dated 9/11/23 revised 11/13/23 prepared by Sydney A. Rapp Land Surveying P.C.,

My primary focus of review has been on the plans associated with the Civil Site Design Engineering prepared by Ben Doto, P.E. I am relying on our ZEO to evaluate the site lighting and the planting plan.

I offer the following comments on the latest revised plans that I just received:

1. The engineer has been able, through some very creative design, meet the Zoning Regulations for storm water treatment and also pre and post development flow detention/retention.

2. The engineer has addressed all my concerns regarding traffic related items including but not limited to internal traffic flow, proper signage related to that traffic flow, curb radiuses and other related items.
3. Sight lines for all driveways have been reviewed and found to be adequate.
4. The proposed improvements involves two separate lots owned by the same entity, the church. This includes the large parcel that has the church on it tax assessor map 23 block 2-lot 1 and tax assessor map 24 block 13 lot 1+15 which is the parking lot across the street on Margerie Drive. Since all the drainage treatment and detention/retention is located on the smaller lot that treats stormwater for both lots, the smaller lot should provide a blanket drainage easement to the larger lot that has the church on it. In addition, the smaller lot should also provide a drainage easement for the Town of New Fairfield that is acceptable to the Town. This can be all worked out after approvals are granted should the commissions approve the proposed activities but needs to be stipulated in the approvals.
5. In addition to these above noted easements, a hold harmless agreement must be executed between the Town and the Church for the smaller parcel that is the lower parking lot off Margerie Drive since several improvements are going to be constructed and will remain within the Town ROW as shown on the plans. This can be taken care of after the approvals are granted on this application but must be stipulated as part of the Commission's approvals.
6. The proposed drainage improvements and the related storm water treatment will provide for a huge beneficial impact to the downstream drainage basin and most importantly the Margerie Reservoir that has been impacted for years from the upstream drainage discharge not only from this property but others. I cannot express enough the beneficial impact that these improvements will have to one of the two largest reservoirs in Danbury.
7. The proposed drainage system, as designed, is extremely complicated as it pertains to design and construction. As I mentioned, the drainage system designed for both lots is an extremely creative design that allows the applicant to meet all the storm water requirements for Zoning, only if its constructed as designed. It is for this reason and as previously done with other complicated site designs, the commission should stipulate that the Town Engineer inspect all aspects of the drainage system for both lots and that the applicant pay for those services as stipulated on other projects of this magnitude. I spoke to the design engineer about this and he also agrees that its best if we both are inspecting this system design as its constructed.
8. It is also imperative that the drainage system installed be surveyed as its being built and an as-built be provided to the Town Engineer for review and final approval.
9. Lastly, it is my recommendation that a bond be set under the control of the Zoning Commission and/or its agents for the drainage system and all the erosion and sediment control measures. Based on the design, I would recommend a bond be set for \$99,500.00 to cover not only these items but the fees from the Town Engineers inspections.

If you have any questions, please contact me at 203-948-5718.