Town of Fairfield

THOMAS R. BREMER
CHIEF ADMINISTRATIVE OFFICER

725 Old Post Road
Fairfield, CT 06824

November 15, 2022

Ms. Daisy Sweeney
Branch Chief, Floodplain Management and Insurance
FEMA Region I
99 High Street, 6th Floor
Boston, MA 02110
Sent Via Email: Daisy.Sweeney@fema.dhs.gov

Dear Ms. Sweeney:

As a further follow up to my letter of November 2, 2022, I am herewith enclosing, schematics and site plans, developed by our architect in conjunction with various other engineers, to give you a more complete idea of remediation steps the Town will shortly be embarking on to respond to the outstanding FEMA NOV of November 28, 2018. This plan is still dependent upon receiving adequate funding from various town bodies.

I am also including a brief written description of how we plan to proceed with our remediation/construction efforts.

I am also enclosing for your information a sampling site plan which shows the efforts to discover where any contamination may exist. Although some spots were located outside the footprint of the building, it is believed that these sites contain historical contamination. Notwithstanding that fact, we will be removing all such contaminated soil regardless of source.

Finally, we believe that these drawings should provide sufficient description regarding our previous concepts. We are seeking your approval to proceed. If there is additional information you require please do not hesitate to request same.

We look forward to your response.

Sincerely,

Thomas R. Bremer
Chief Administrative Office

-over-

Phone: (203) 256-3031

tbremer@fairfieldct.org

cc: John Grace, John.Grace@fema.dhs.gov
Brian Kennedy, Brian.M.Kennedy@fema.dhs.gov
Attorney Michael L. Miller, mmiller@wiggin.com
Diane Ifkovic, diane.ifkovic@ct.gov
John Marsilio, jmarsilio@fairfieldct.org
Jim Wendt, jwendt@fairfieldct.org

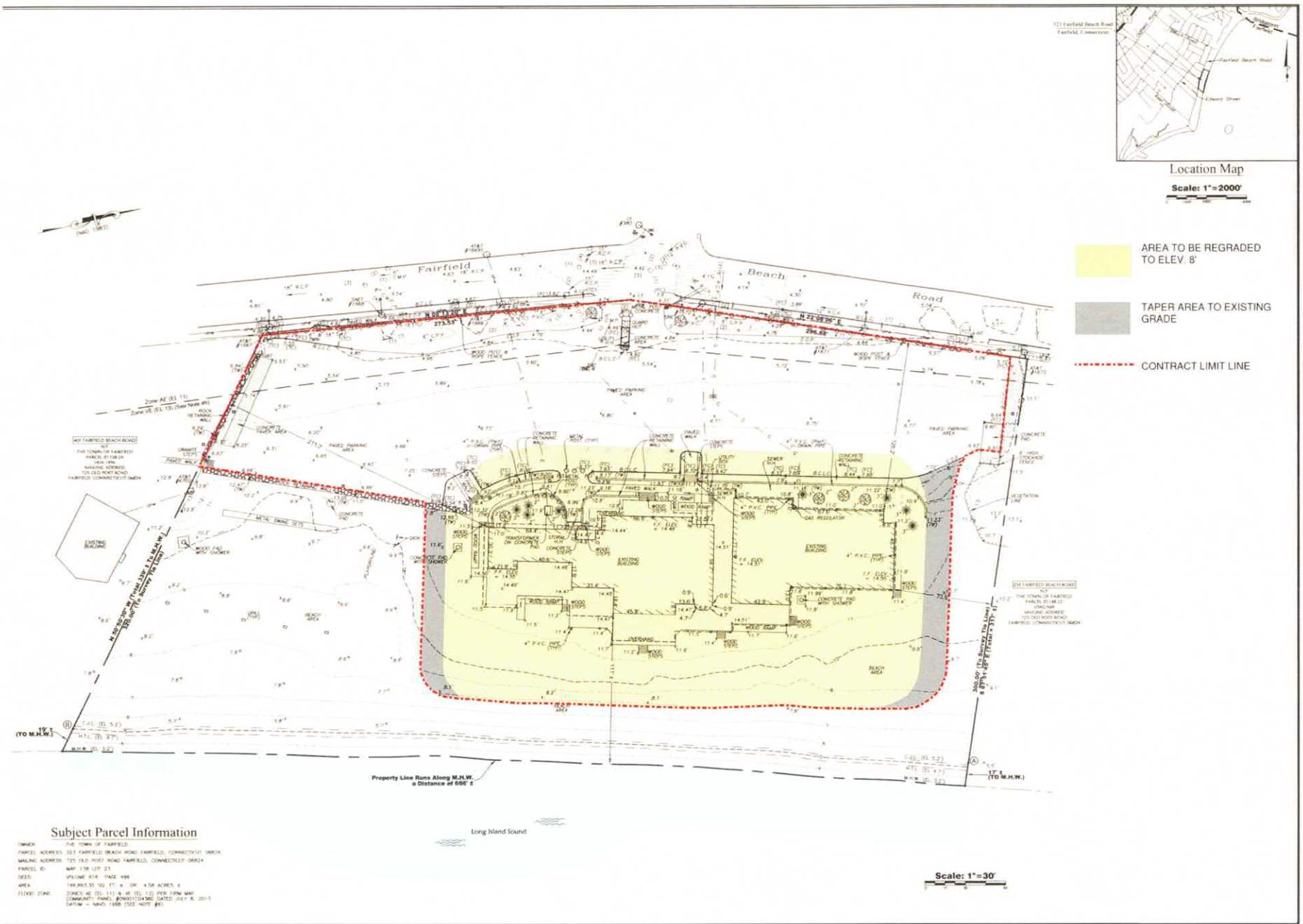
Enclosures

Structural Approach:

As the schematics clearly show in A-2, the green existing building (Locker Room) has a foundation of only timber piles and as such will only have contaminated soils removed. There are no grade beams located there.

In terms of the main building, as pointed out in A-3, the grade beams as shown will be "lowered" to below the natural grade. It is planned to remove the soil in a per channel basis, low enough to enable the formation of a new grade beam. After this grade beam is formed, at the proper elevation, the higher placed existing grade beam will be removed. As this is being accomplished the remediation steps will be repeated in another channel to continue the process. After these relevant efforts are completed new fill will be brought in to raise the level to 8 feet.

As we indicated in previous correspondence, the general elevation immediate to the building will be lowered to the natural grade to 8 feet, as shown in A-1.



Location Map

Scale: 1"=2000'

Subject Parcel Information

OWNER:	THE TOWN OF FAIRFIELD
PARCEL ADDRESS:	327 FAIRFIELD BEACH ROAD FAIRFIELD, CONNECTICUT 06824
MAILING ADDRESS:	725 OLD POST ROAD FAIRFIELD, CONNECTICUT 06824
PARCEL ID:	MAP 118 LOT 23
DEED:	VOLUME 814 PAGE 198
AREA:	199,893.55 SQ. FT. ± OR 4.58 ACRES ±
FLOOD ZONE:	ZONES AE (EL 11) & VE (EL 13) PER FIRM MAP COMMUNITY PANEL #09001C0417G DATED JULY 8, 2013 DATUM = NAVD 1988 (SEE NOTE #5)

JOSEPH SEPOT ARCHITECTS
225 Montowese Street
Branford, CT 06405
T: 203.483.5229
josephsepotarchitects.com

PROFESSIONAL SEAL

ALTERATIONS TO
PENFIELD PAVILION
327 FAIRFIELD BEACH ROAD
FAIRFIELD, CONNECTICUT 06824

PROPOSED AREA OF GRADING

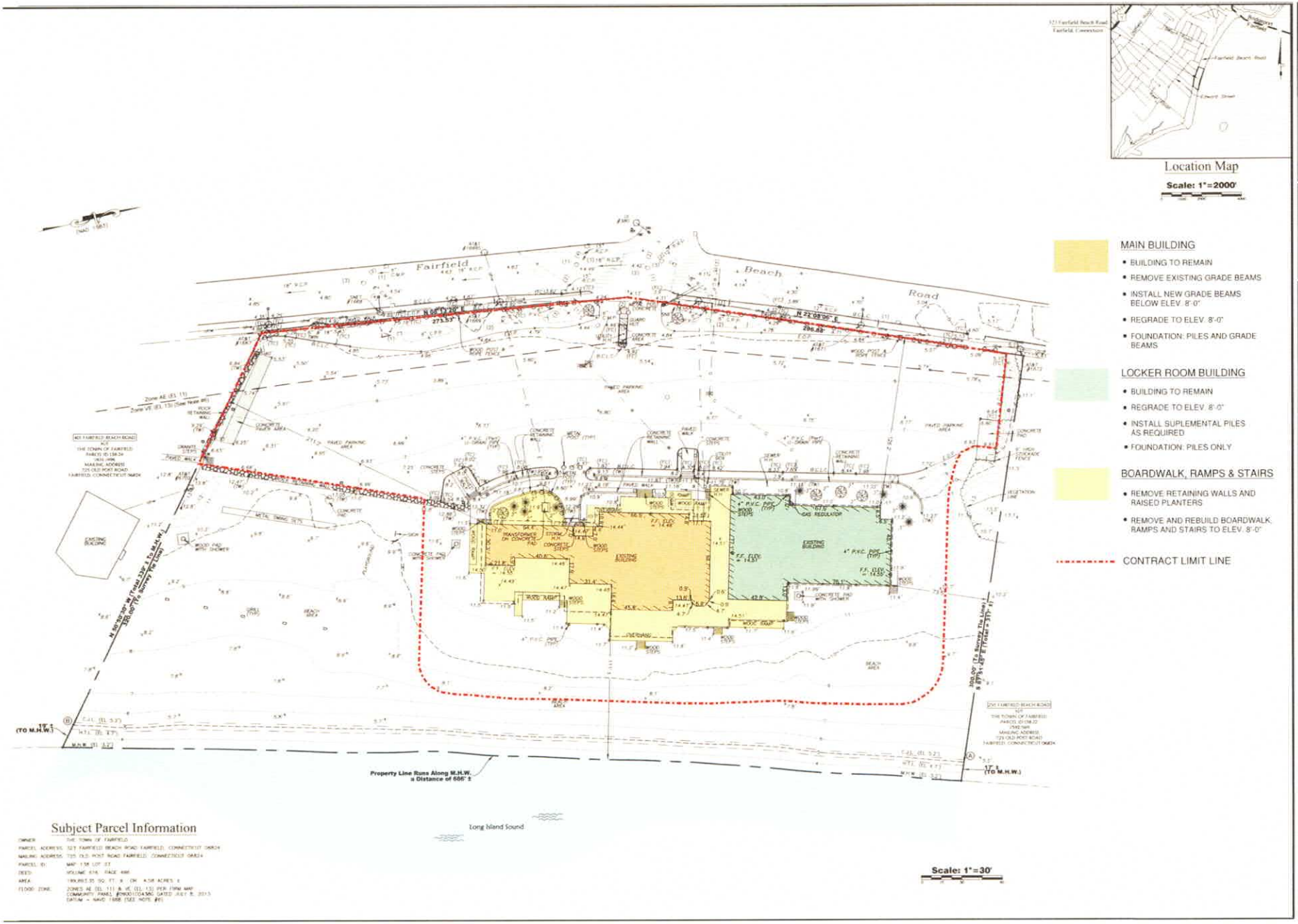
SCALE:
DRAWN BY:

DATE:
11.11.2022 REVIEW

REVISIONS

A-1

PROJECT NO.: 2127.1



Location Map

Scale: 1"=2000'

MAIN BUILDING

- BUILDING TO REMAIN
- REMOVE EXISTING GRADE BEAMS
- INSTALL NEW GRADE BEAMS BELOW ELEV. 8'-0"
- REGRADE TO ELEV. 8'-0"
- FOUNDATION: PILES AND GRADE BEAMS

LOCKER ROOM BUILDING

- BUILDING TO REMAIN
- REGRADE TO ELEV. 8'-0"
- INSTALL SUPLEMENTAL PILES AS REQUIRED
- FOUNDATION: PILES ONLY

BOARDWALK, RAMPS & STAIRS

- REMOVE RETAINING WALLS AND RAISED PLANTERS
- REMOVE AND REBUILD BOARDWALK, RAMPS AND STAIRS TO ELEV. 8'-0"

CONTRACT LIMIT LINE

Subject Parcel Information

OWNER	THE TOWN OF FAIRFIELD
PARCEL ADDRESS	321 FAIRFIELD BEACH ROAD FAIRFIELD, CONNECTICUT 06824
MAILING ADDRESS	725 OLD POST ROAD FAIRFIELD, CONNECTICUT 06824
PARCEL ID	MAP 138 LOT 23
DEED	VOLUME 616 PAGE 486
AREA	199,863.35 SQ. FT. ± OR 4.58 ACRES ±
FLOOD ZONE	ZONES AE (EL 11) & VE (EL 13) PER FIRM MAP COMMUNITY PANEL #0901C0143NG DATED JULY 8, 2013 DATUM = NAVD 1988 (SEE NOTE #9)

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PROFESSIONAL SEAL

ALTERATIONS TO
PENFIELD PAVILION
321 FAIRFIELD BEACH ROAD
FAIRFIELD, CONNECTICUT 06824

PROPOSED AREA OF WORK

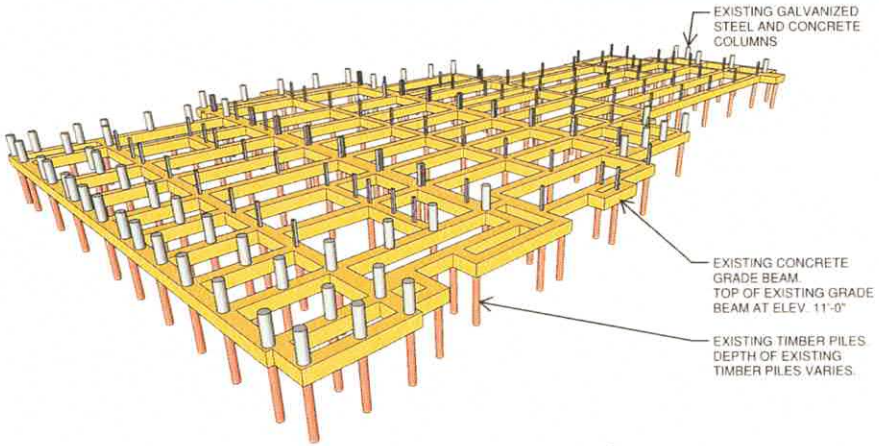
SCALE:
DRAWN BY:

DATE:
11/11/2022 REVIEW

REVISIONS

A-2

PROJECT NO: 2127.1

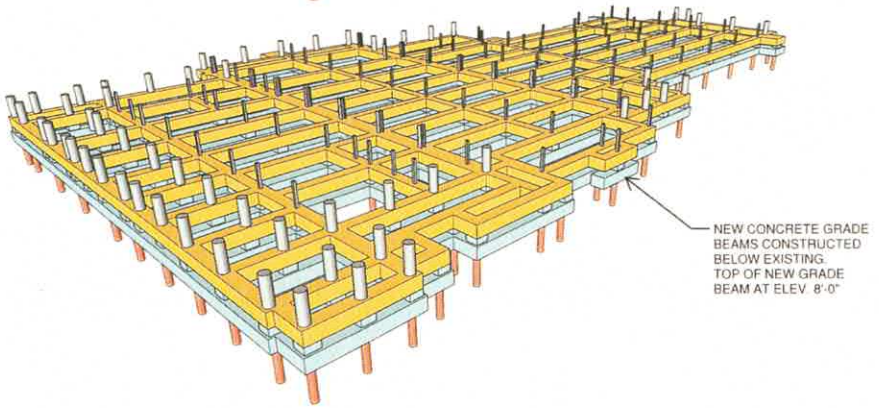


EXISTING CONDITIONS

- WOOD FRAMED SUPERSTRUCTURE SUPORTED ON GALVANIZED STEAL BEAMS AND COLUMNS.

- FOUNDATIONS CONSIST OF REINFORCED CAST IN PLACE CONCRETE GRADE BEAMS, SUPPORTED ON TIMBER PILES.

- EXISTING GRADE ELEV. AT APPROX. 11'-0"

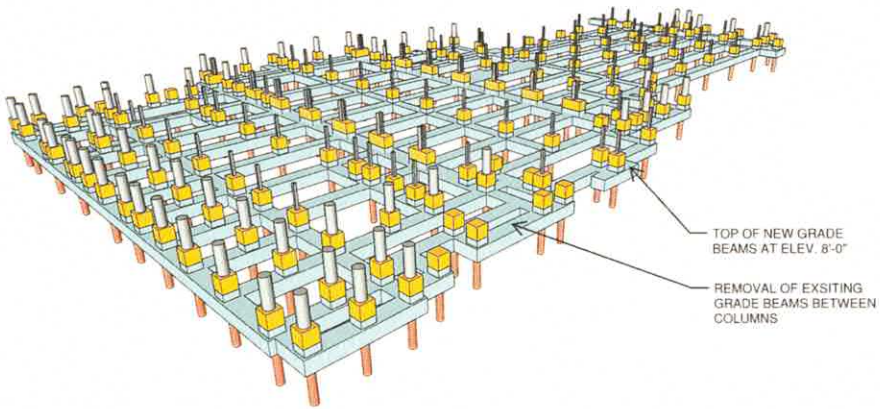


PHASED CONSTRUCTION

- EXISTING SOILS REMOVED

- NEW CONCRETE GRADE BEAMS CONSTRUCTED BELOW EXISTING

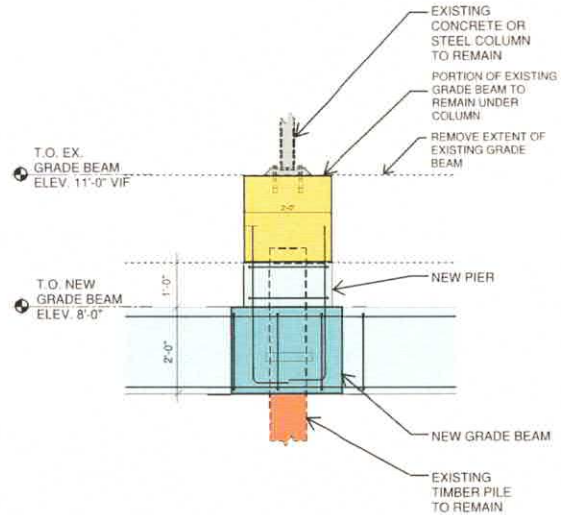
- TOP OF NEW GRADE BEAMS AT ELEV. 8'-0"



FINAL CONDITION

- REMOVAL OF EXISTING GRADE BEAMS

- GRADE BACKFILLED TO ELEV. 8'-0"



SECTION DETAIL

NEW CONCRETE GRADE BEAMS AND COLUMNS

EXISTING CONCRETE GRADE BEAMS

EXISTING TIMBER PILES

EXISTING GALVANIZED STEEL AND CONCRETE COLUMNS

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PROFESSIONAL SEAL

PENFIELD PAVILION

CONCEPTUAL STUDY

SCALE:

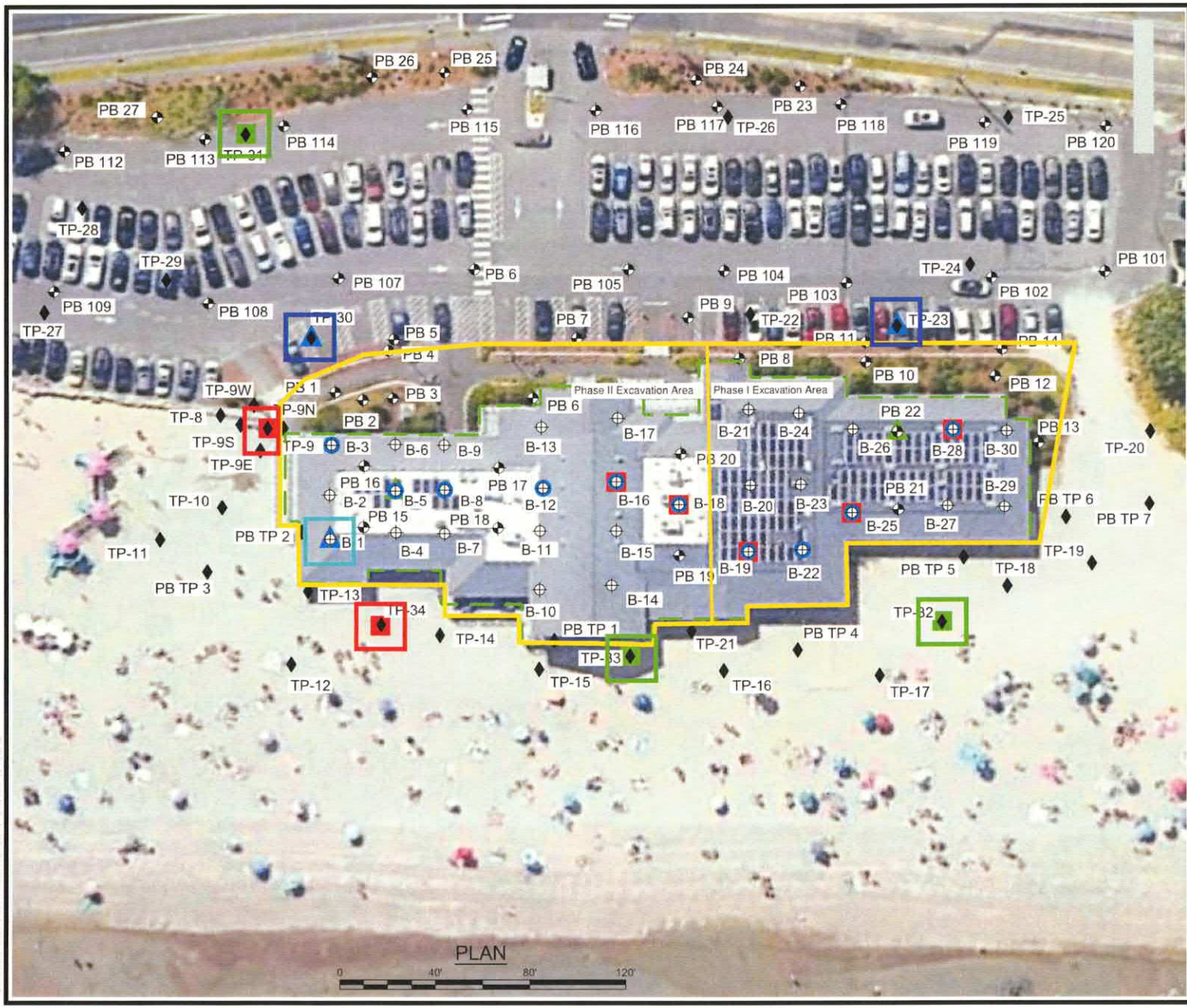
DRAWN BY:

DATE: | REVIEW

REVISIONS

A-3

PROJECT NO: 2122.1



LEGEND

- B-26 — BORING LOCATION (WSE)
- PB 13 — BORING LOCATION (T&B)
- TP-20 — TEST PIT LOCATION (T&B)
- PCBs: >1 mg/kg
- PAHs: ONE OR MORE COMPOUNDS DETECTED ABOVE APPLICABLE CRITERIA (RES DEC)
- ARSENIC: >10mg/kg
- ETPH: >500 mg/kg
- ASBESTOS: >1%
- PROPOSED ASBESTOS REMEDIATION LOCATION (PHASE I)
- PROPOSED PCB REMEDIATION LOCATION (PHASE I)
- PROPOSED PCB REMEDIATION LOCATION (PHASE II)
- PROPOSED PAH REMEDIATION LOCATION (PHASE I)
- PROPOSED SOLID WASTE REMEDIATION LOCATION (PHASES I AND II)

NOTE:

1. AERIAL IMAGERY OBTAINED FROM GOOGLE EARTH ON 4/28/2022.
2. ELEVATION INFORMATION OBTAINED FROM PLAN TITLED "SITE PLAN, PENFIELD PAVILION" BY DESTEFANO & CHAMBERLAIN, DATED 6/12/2015.

FIGURE 2

PENFIELD PAVILION
FAIRFIELD, CONNECTICUT

SITE SAMPLING PLAN AND REMEDIATION AREAS

DATE: APRIL 2022

Weston & Sampson℠