

TO: Conservation Commission/ Inland Wetlands and Watercourses Agency

FROM: Alter & Pearson, LLC

DATE: November 8, 2021

RE: Narrative for Informal Discussion Regarding Options for Bioretention Areas at 2277-2389 Main Street - Mixed-Use Development at Main Street and Hebron Avenue (Town Center Zone and Flood Zone)

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The project Site is 10.53± acres (458,526± s.f.) and located on the west side of Main Street at Hebron Avenue and covers five properties. The Site is bounded to north by Welles-Turner Memorial Library, to the east by Main Street, to the south by Rankin Road Extension (which provides trail access to Riverfront Park), and to the west by land owned by the Town including Rankin Road Extension and the access drive/parking lot of Riverfront Park adjacent to the playing fields and dog park. The Site is located in both the Town Center Zone and Flood Zone.

Starting at Main Street and moving to the west, the Site is at elevation 46, decreases to elevation 31 and 32 adjacent to the easterly edge of the wetlands, and then further decreases to elevation 27 adjacent to Riverfront Park. *See Sheets SV.1, SV.2, SV.3.* On March 12, 2020, Martin Brogie, LEP, Soil Scientist, identified the wetland limits with Wetland Flags 1-1 through 1-36 which consisted of very poorly-drained Connecticut-regulated wetlands soils and a watercourse. *See Wetland Assessment Report prepared by Martin Brogie, Inc. Environmental Services dated November 8, 2021.* The wetland is 4.12± acres (179,586± s.f.) and the 150 ft. upland review area is 2.84± acres (123,612± s.f.). *See Sheet WRL.0.* Currently the Site is generally developed up to the easterly boundary of the wetlands.

The Applicant is proposing to redevelop the portion of the Site that is between Main Street and the eastern edge of the wetlands, all existing buildings except the Daybreak building would be razed. The Applicant will utilize the 14-foot change elevation as noted above, and is proposing that the first floor of the new buildings will be at the same grade as Main Street. Parking will be located below the first floor of the buildings. Due to the change in elevation the easterly portion of the parking area closest to Main Street, would be underground, while the westerly portion of the parking area would be open and at grade. Three access points are proposed: driveway north of the Daybreak building, driveway south of the Daybreak building and the existing Rankin Road Extension at the southern portion of the Site. The proposed uses include 27,890 s.f. of commercial space and 151 residential apartments, including amenity spaces. *See Sheet C-4.0.* A total of 412 parking spaces are proposed on-site which meets the minimum requirements of the regulations, parking spaces on Main Street and Rankin Road Extension are not included in the parking count.

The purpose of this Informal Meeting is narrowly focused. The Applicant would like to discuss the bioretention areas with the Commission. Currently, the plans show no direct impacts to the wetlands, except for temporary impacts related to the installation of the bioretention basins proposed just outside the wetlands on the westerly edge of the development. As noted in Martin Brogie's report, a distinct portion of the Site's wetland located behind the Daybreak building, contains Knotweed. The Applicant is seeking feedback from the Commission to discuss an option of a direct wetland impact to the Knotweed area, which area would be converted into a bioretention basin with a non-native, invasive plant removal program. *See Sheet C-3.1 with redlines.*