

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: February 2, 2022

Re: Informal Discussion before Conservation Commission for the proposed building addition at 52 National Drive

Proposal

The applicant will apply for a special permit which requires Conservation Commission review. The plan proposes a building addition to the south of the existing building and stormwater quality enhancements within the upland review area, immediately bordering the wetlands.

Review

The property at 52 National Drive is located in the Planned Employment Zone. The Town GIS soils layer locates wetland soils and Salmon Brook flowing through the southern portion of the property. Approximately half of the property is encumbered by a conservation easement. Review of the December 2021 CT Department of Energy and Environmental Protection Natural Diversity Database indicates known state-listed species are located within the area. The applicant will request a review from the CT DEEP NDDB to obtain the agency's best management practices for the protection of known state-listed species within the area of the proposed development.

The proposed building addition will be 70 feet from the wetland boundary, shown as delineated in 2011. The plan shows the existing vegetated area/tree line to be within feet of wetland soil at Wetland Flags (WF) #9 and #7. The plan does not propose further clearing.

A concrete leaching galley is proposed south of the existing parking lot. The captured stormwater is to be directed to and detained within an underground concrete galley. Excess stormwater and sheet-flow will be discharged into the wetland area via level spreader to be installed parallel to the wetland boundary. Concrete curbing is shown bordering the stone infiltration area.

Sheet #6 identifies a sediment barrier to be located to the rear of the property bordering the existing tree line and wetland boundary during excavation of the infiltration area and installation of the concrete galley. The plan locates bollards between the parking spaces and the stone infiltration area to prevent vehicle access to the stormwater treatment area. The general maintenance notes on Sheet #4 identifies that plant and debris will be removed from the stone area. The plan lacks details on how sediment within the stone area will be cleaned and at what intervals. The limited buffer between the stone infiltration area and the wetland boundary does not provide distance for sediments to deposit before reaching the wetland.