**MEMORANDUM INFORMAL DISCUSSION #2**

 **MEETING OF February 24, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: February 16, 2022

**Re: Informal Discussion for the proposed contractor’s storage yard at**

**240 Oakwood Drive**

**Proposal**

The applicant seeks comment on the proposed contractor’s storage yard at 240 Oakwood Drive. The plan includes installation of a storm water basin, sediment basin and establishment of a materials storage yard.

**Review**

The 3 acre property is located within the Planned Commerce Zone. The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils or watercourses on or within 100 feet of the property. The property is not identified as an area of interest in the December 2021 edition of the Natural Diversity Database.

The current site conditions, as depicted in the 2019 aerial photograph, locate a parking lot in the front of the property. The remainder of the property is mostly cleared of trees.

The plan does not indicate the continued use of the area to provide parking. The proposed contractor’s storage yard identifies a gravel surface, the front portion of the parcel does not identify if the area is proposed to be paved, or exposed (and compacted) soil. This information is required in order to evaluate the long term potential for erosion and runoff.

The plan identifies the selection of red maple (quantity of 5) as the only shade trees on the property. 104 arborvitae (3 varieties) are proposed to be planted along the Oakwood Drive frontage and along portions of the north and south boundaries. These species will offer privacy screening. The planting of more shade trees is recommended if the area is to be paved.

The plans lack detail regarding the securing of soil upon completion of the regrading to the rear of the property. The proposed silt sac will capture potential sediment at the upper slope of the grade, details of management of the downgradient slope are not shown. The grades sloping towards the open and flat yard area should be secured to prevent erosion.

The temporary stockpile area (TSA) should be protected with appropriate erosion controls. The stockpile should be seeded if it is planned to remain in place for longer than 2 weeks.