

MEMORANDUM

INFORMAL DISCUSSION #4 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 installation of underground water galleries at 30 Mountain Road and direct discharge into a watercourse on the north side of Mountain Road

Proposal

The applicant seeks comment on the proposed storm water management design at 30 Mountain Road, in a Rural Residence and Flood Zone. The plan includes installation of an underground storm water management system, regrading and direct discharge into a watercourse located along the north side of Mountain Road. In preparation of finalizing the design, the applicant is seeking input from the Commission to incorporate comments for formal application submission.

Review

Town staff has been in communication with the property owner and design engineer to address erosion and drainage issues created from site clearing and grading associated with construction of the single family house (currently being constructed).

The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils or watercourses on the property of 30 Mountain Road. The watercourse is located on the north side of Mountain Road on town property and in the Flood Zone. The property is not identified as an area of interest in the Natural Diversity Database.

The current drainage issues are the result of regrading and the emergence of surficial water caused by site development in 2021. The proposed drainage outlet will directly deposit within a watercourse (and Flood Zone) located on town property. The applicant has implemented temporary solutions to retain sediment on the property, which have been effective. Sheet flow of water off the site persists, and this plan design seeks to provide a permanent remedy to prevent the sheet flow of water on to Mountain Road by establishing vegetation and storing water underground and discharging directly into the watercourse on the north side of Mountain Road.

The site plan depicts the interception of water from behind the house into underground infrastructure directing the discharge down gradient into the underground detention system at the

base of the existing driveway at 30 Mountain Road. The underground galleries are connected to the watercourse to the north of Mountain Road (located on town property) by a proposed pipe to be located under Mountain Road.

The applicant has expressed an interest in reducing the lawn area in the front of the property. The plan locates the planting of arborvitae in the area of the underground galleries. Sheet #2 locates a proposed meadow on the east side of the driveway. The establishment of perennial grasses and herbaceous plants will contribute in preventing the sheet flow of water upgradient of the underground galleries.