

MEMORANDUM

INFORMAL DISCUSSION MEETING OF March 10, 2022

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: March 3, 2022

Re: Informal Discussion for the proposed contractor's storage yard and parking lot at 121 Kreiger Lane

Attachments: Property Card
Town Engineering Department Review Comments
CT DEEP NDDB Determination Letter
Project Narrative from Drainage Report

Proposal

The applicant seeks comment on the proposed contractor's storage yard and parking lot at 121 Kreiger Lane. The plan includes installation of a storm water basin, creation of a paved lot with 15 parking spaces and operation of a materials storage yard.

The proposed activities require review and approval by the TPZ for Special Permit and will be submitted to the Conservation Commission for review and recommendation.

Review

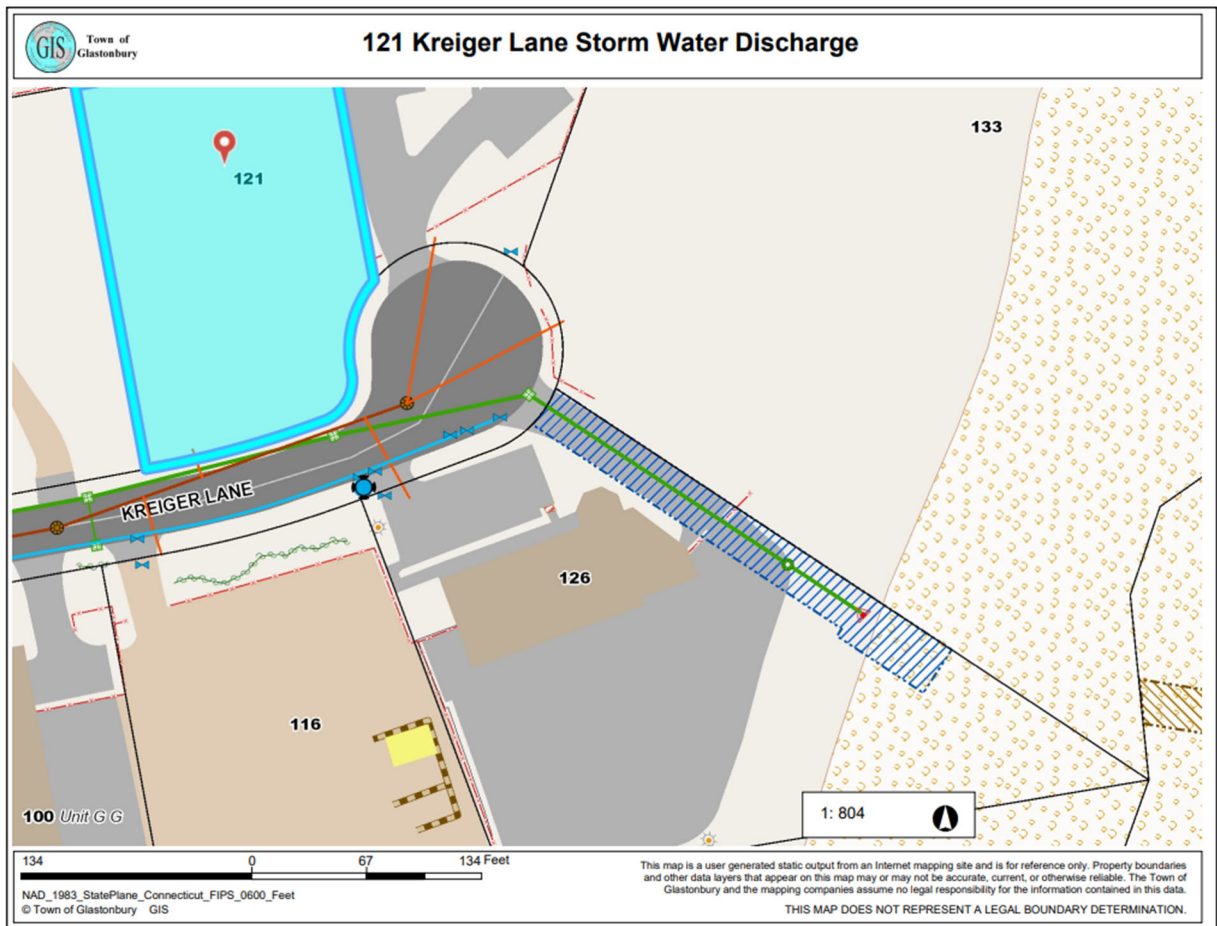
The 0.92 acre property is located within the Planned Commerce Zone. The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils or watercourses on or within 100 feet of the property.

The property is identified as an area of interest in the December 2021 edition of the Natural Diversity Database. The CT DEEP NDDB letter (attached) dated March 3, 2022 identifies the proposed site development is not expected to have negative impact on the known protected species within the area. Based on their findings of no negative impact, the letter does not make recommendations for site management during site activities.

The lot was previously treed, according to the 2019 aerial photograph. The current site is mostly cleared of trees except along the frontage of Kreiger Lane. The property appears to be operating as a parking area and contractor's storage lot. The proposed plan will formalize the use and improve site conditions with the creation of a stormwater basin.

Access to the retention pond from the immediately surrounding parking spaces is prohibited by the incorporation of curb stops in parking spaces #1-10. These should serve to protect the integrity of the grading surrounding the basin, and prevent soil compaction.

Sheet #3 identifies erosion controls to be used on the site, the plans do not identify the location(s) of erosion controls. Soil excavation and grading requires an erosion control plan to prevent sediment from entering the existing catch basin on the north side of Kreiger Lane. The existing storm water drainage system discharges to the southeast of the subject property at the border of wetland soils. The incorporation of a silt sac in the catch basin and use of silt fence are best management practices that, when employed, will protect the catch basin from sediment during earthwork activities. The proposed stockpile area shown on Sheet #4, in the vicinity of parking spaces #11-15 should also be secured by erosion controls. A separate sheet identifying and locating the erosion controls should be provided in the final application materials.



The plan identifies the selection of trees and shrubs to be planted along the frontage of Kreiger Lane and the southern bank of the proposed retention basin. Sheet #3 details the maintenance of the stormwater basin, by season. When adhered to, the maintenance activities conform with best management practices to maintain and keep the basin in proper working condition.