

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: March 17, 2022

Re: IWWA permit application for proposed building addition: 52 National Drive

Attachments: Engineering Department Review, Dated March 17, 2022
Submitted Application Material (Listed in Detail Below)

Proposal

The applicant is seeking permission to construct a building addition to the south of the existing building and install stormwater quality enhancements within the upland review area, immediately bordering the wetlands.

Prior Commission Review

The CC/IWWA reviewed the plan informally at the February 10, 2022 meeting. The Commission commented that the submitted plans should contain:

- Specification for filter fabric in stone infiltration trench
- Monitoring and maintenance plan for the stone infiltration trench
- Landscaping plan

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 in the southern portion of the property. Approximately half of the property is encumbered by a conservation easement.

The proposed building addition measures 70 feet from the wetland boundary, shown as delineated in 2011 (Delineation Report on Sheet #3). The plan locates the existing vegetated area/tree line to be within feet of wetland soil at Wetland Flags (WF) #9 and #7. No further clearing within the wetland area is proposed.

State-Listed Species

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 submitted a review request to the CT DEEP NDDB. The CT DEEP NDDB provided a

determination letter (attached) stating the proposed work is not anticipated to negatively impact State-listed species.

Drainage

A concrete leaching gallery is proposed south of the existing parking lot. The captured stormwater is to be directed to and detained within an underground concrete gallery. Excess stormwater and sheet-flow will be directed into the filter fabric lined stone infiltration trench to be installed parallel to the wetland boundary. Concrete curbing is shown bordering the stone infiltration area. The filter fabric, proposed to line the stone infiltration trench, is detailed on Sheet #9. The stone infiltration trench is to be monitored and maintained twice per year (spring and fall) as detailed on Sheet #4.

Staff recommends that maintenance of the filter fabric stone lined trench include vacuum cleaning as needed, and replacement of the filter fabric and stone when determined to no longer be functioning as designed.

Erosion Controls

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 Engineering Department review identifies silt fence proposed within a wetland soil area, at the eastern end of the proposed stone infiltration trench. Best management practice would be to relocate the silt fence to the west, in the upland area to eliminate disturbance of the wetland soil.

Staff recommends silt fence surround the proposed temporary soil stockpile area in the southwestern corner of the lot as an addition to the proposed silt fence to border the area of the proposed trench.

Landscaping Plan

Landscaping plan requested by the Commission is detailed on Sheet L.1. The plans locate 16 trees and shrubs (five species) and 17 grass plants to the north and west of the existing building. Five *Thuja plicata* 'Green Giant' arborvitae are proposed to be planted within the wetland soil (Limerick) in front of the building. The landscape plan details general planting and maintenance.

Staff recommends additional details be provided regarding how the plants will be installed within a wetland area, to limit the use of vehicles within the wetland area and prevent soil compaction.

Staff review is based on the information provided by the applicant (included in the Commission packet, unless otherwise noted):

Site Plan (9 Sheets)

Location Map (1 Sheet)

Landscape Plan (1 Sheet)

Drainage Report

CT DEEP NDDB Determination Letter, Dated February 24, 2022

IWWA Application for Permit, Part A

Application Date of Receipt: March 24, 2022

Earliest IWWA Action Date: April 14, 2022

Mandatory Action Date: May 28, 2022