

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: March 17, 2022

**Re: IWWA permit application for car wash renovation and expansion:
2756 Main Street**

Attachments: Engineering Department Review, Dated March 17, 2022

Proposal

The applicant seeks approval to renovate and expand the existing car wash at 2756 Main Street. The plan includes installation of a storm water management system and landscape improvement along the southern bank of Salmon Brook.

Prior Commission Review

The CC/IWWA reviewed the plan informally at the February 24, 2022 meeting. The Commission commented that the submitted plans should contain:

- Details on snow storage
- MSDSs for chemicals used on site
- Lighting plan
- MS4 Stormwater Management Plan
- Pollinator plants

Review

The 1.51 acre property is located in the Planned Business and Development Zone and Flood Zone. The rear (east) of the property is encumbered by a recreation easement. The town soils map and soil scientist's field delineations and reports completed in 2019, 2020 and 2022 locates wetland soils and Salmon Brook on the property.

State-Listed Species

The property is identified as an area of interest in the December 2021 edition of the Natural Diversity Database. The CT DEEP NDDB provided a determination letter (attached) stating the proposed work is not anticipated to negatively impact State-listed species within the area.

Drainage

The site currently lacks stormwater detention and quality treatment. The new design locates two stormwater quality basins (rain gardens) and underground treatment and discharge into the town's existing stormwater drainage system, ultimately discharging into Salmon Brook. The Engineering Department completed the review of the drainage plans, stating compliance with MS4 (attached). The monitoring and maintenance schedule is detailed on Sheet GR-1.

The proposed rain gardens will reduce the amount of stormwater leaving the site. Rain garden #1 is proposed to be located on the west side of the property, fronting Main Street. Rain garden #2 is proposed to be located in the southeast corner, between the building and the carwash entrance lanes. Rain garden notes (Sheet LS-2) detail sod will be used in the areas not designated to be planted. Plantings are proposed on the top and slope of the rain gardens and sod will line the bottom grade.

Manufacturer's Safety Data Sheets (MSDS) for chemical products used in the operation of the car wash are provided. The applicant's narrative (attached) states that none of the products used contain PFAS.

Erosion Controls

Concrete curbing is proposed along the southern and eastern edge of pavement. The northern border of pavement, along Salmon Brook, is to be protected by a retaining wall. This will limit the ability to gain access to the southern slope of Salmon Brook and prevent sheet flow which may otherwise potentially erode the southern bank of Salmon Brook.

Sheet EC-1 identifies that sediment logs will be used along the length of Salmon Brook. Sheet LS-2 Note #21 identifies that an erosion control blanket will be used along the southern bank of the Salmon Brook during the removal of existing vegetation and new plantings. The manufacturer's specifications and installation narrative for the erosion control blanket provide detail on Sheet SD-1.

Staff recommends silt fence be incorporated into the erosion control plan during active soil disturbance in preparation for planting along the south bank of Salmon Brook. The plans should specify when the erosion control blanket will be added, how long after final grading and when in the planting schedule.

Lighting and Landscaping Plan

The photometric plan depicts the proposed use of the light on the site, measured in footcandles. The calculations depict the arrangement of light having limited illumination on to Salmon Brook, with limited to no light trespass off of the paved surface along the northern property boundary.

The landscaping plan identifies 650 plants to used on the site, including the rain gardens. The species categories are: 195 deciduous and evergreen trees and shrubs, 357 perennials and 98 grass plants. The planting along the south bank of Salmon Brook contains 31 shrubs at the top of the slope, 19 shrubs mid slope and 4 trees. The position of the trees, in addition to holding the soil in place, will provide shade for Salmon Brook.

Three locations are identified for snow storage (Sheet LA-1), at the north side of the exit, at the northwest corner of the car wash tunnel near the exit lane, and at the southeast corner.

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

Plan Set (26 Sheets)

Safety Data Sheet Set

Soil Scientist Report, Dated October 13, 2019

Soil Scientist Report, Dated February 22, 2022

Project Narrative

Site Engineering Report and Drainage Calculations, Dated as Revised March 9, 2022*

Applicant's Engineer's Response to Engineering Department Review, Dated March 9, 2022*

CT DEEP NDDDB Determination Letter, Dated March 4, 2022

IWWA Application for Permit, Part A

*not included in mailing packet, available upon request

Application Date of Receipt: March 24, 2022

Earliest IWWA Action Date: April 14, 2022

Mandatory Action Date: May 28, 2022