

MEMORANDUM

**AGENDA ITEM #2
MEETING OF July 14, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: July 7, 2022

**Re: TPZ Recommendation: contractor's storage yard and parking lot at
121 Kreiger Lane**

Attachments: Engineering Department Review Comments
Conservation Commission March 10, 2022 meeting minutes

Draft TPZ Recommendation

Proposal

The applicant seeks approval to create a 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.

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.

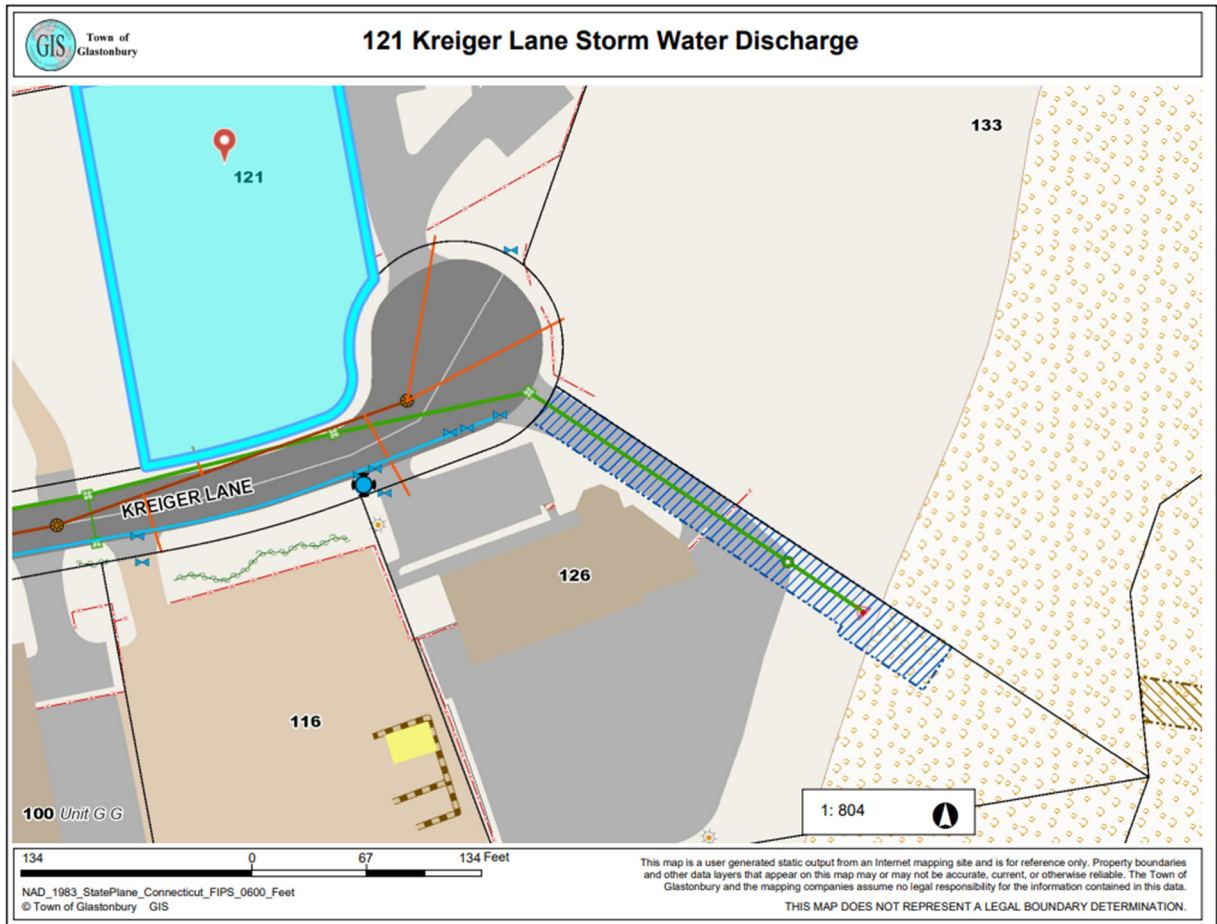
The property is identified as an area of interest in the December 2021 edition of the Natural Diversity Database. The CT DEEP NDDB March 3, 2022 letter identifies the proposed site development is not expected to have negative impact on the known protected species within the area. Based on their findings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

The current site is mostly cleared of trees except along the frontage of Kreiger Lane. The property is currently 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 structures will serve to protect the integrity of the grading surrounding the basin and prevent soil compaction and erosion.

The existing stormwater 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 site work activities. Improvements to the finalized plan include the erosion control plan (Sheet #4). The proposed stockpile shown in the vicinity of parking spaces #11-15 identifies silt fence and staked haybales will be utilized to protect from sediment moving towards the proposed basin and existing drainage system.



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.