

MEMORANDUM

**IWWA APPLICATION AND
REVIEW FOR TPZ RECOMMENDATION: AGENDA ITEM #2
MEETING OF December 8, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner 

Date: December 1, 2022

Re: IWWA application and TPZ recommendation for proposed parking lot expansion and reconfiguration and new building addition at The Community of Saints Isidore and Maria at St. Paul Church, Main Street

Proposal

The applicant is seeking an Inland Wetlands and Watercourses Agency permit and Conservation Commission recommendation to TPZ for parking lot expansion and reconfiguration at Saints Isidore and Maria at St. Paul Church on Main Street. The proposal includes regulated activities (grading and planting) within a wetland soil and upland area.

Review

The project site consists of two parcels totaling 7.25 acres. The site contains 55,000 square feet of wetland soils (1.27 acres).

The plan does not propose permanent loss of wetland soil. The proposed wetland impacts totaling 1,920 square feet (0.04 acres) include grading, planting and invasive species management. The proposed 100-foot upland review area impacts totaling 73,000 square feet (1.68 acres) include water quality infrastructure, grading and parking lot expansion.

The plan incorporates a split rail fence along the edge of the wetland area, providing habitat protection and discouraging the dumping of grass clippings and landscape debris and an area for noticeable and immovable posting of conservation easement markers.

The property is not encumbered by a conservation easement. The current plan proposal identifies a conservation easement to encompass the wetlands and a portion of the upland review area.

State-Listed Species

The property is not identified as an area of interest in the June 2022 Natural Diversity Database map edition.

Water-Quality Improvements

The current site conditions involve untreated stormwater sheet flowing into the bordering wetland area. The proposal provides stormwater treatment to improve the quality of water prior to discharge into the surrounding wetland area. A linear rain garden basin (approximately 160 feet in length) in the western portion of the proposed parking lot is designed to drain into the sediment forebay of the wet basin and discharge sediment free water into the proposed wetland enhancement area to the south of the basin.

The applicant will provide the water quality and drainage information to the Engineering Department for review.

Documentation presented to the Agency beginning in 2018 identifies the wetland areas on site to be compromised by previous disturbance (utility easements traverse the wetland areas) and densely vegetated with the non-native invasive plant species Japanese knotweed (*Polygonum cuspidatum*). The plan includes a multi-year management plan for the removal of non-native invasive plant species (Sheet #14). The planting plan for the wetland and upland areas, including the rain garden and water quality basin, is shown on (Sheet #14). The Planting Installation Notes detail the consideration of species arrangement within the Wetland Enhancement Area, and site preparation and management of the water quality basin and parking lot rain garden.

The planting plan for the remainder of the property, including frontage along Main Street is located in the separate two sheet landscaping plan set.