

January 4, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: Proposed Addition and Parking Lot Expansion
#2577 and Lot W-38A Main Street
Saints Isidore and Maria Parish (Formerly St. Paul's Church)

The Engineering Division has reviewed the plans for the proposed addition and parking lot expansion on property located at 2577 and Lot W-83A Main Street for Saints Isidore and Maria Parish prepared by Megson Heagle and Friend, Civil Engineers and Land Surveyors LLC dated November 1, 2022 and the related Hydrology and Hydraulics report dated December 2022 and offers the following comments:

1. The Hydrology and Hydraulics report indicates that the proposed drainage system will reduce peak flow rates from the project area for all storm events analyzed and is consistent with Town standards for stormwater management. The proposed drainage system and stormwater basin provides treatment for the majority of the existing parking lot and will provide a significant water quality benefit to the run-off from this area.
2. The berm separating the sediment forebay from the remainder of the stormwater management basin should be constructed to an elevation above the low-flow outlet weir and should include a riprap spillway at the northern end of the berm in order to create a more circuitous route for storm water traveling from the discharge pipes to the outlet structure.
3. The detail for the 12" Concrete Weir on sheet 11 should be adjusted to reflect the low-flow orifice elevation of 28.6 as described in the Hydrology and Hydraulics report. Cross Section A-A for the stormwater basin should also be adjusted to reflect the water quality and peak stormwater elevations described in the report.
4. Provide a table describing pre and post development impervious area and directly connected impervious area for MS4 Permit tracking on sheet 2.
5. The various long-term stormwater maintenance plans found on sheets 9 and 14 should be consolidated into a single stormwater maintenance plan on sheet 2 that addresses all components of the proposed stormwater management system. This plan should also include removal of sediment from catch basins and address limits of mowing / no mowing within the various stormwater treatment facilities to clarify intent. References to a layer of mulch covering the rain garden and stormwater management basin in the maintenance plan do not seem relevant based on the planting narrative provided on sheet 14.

6. Adjust the location of proposed catch basins #3 and #5 to shift them outside of the town sewer easement to the extent possible.
7. Applicant should consider delineators and/or a suitable barrier such as timber post and rail for parking spaces abutting the depressed rain garden as well as spaces abutting the flush concrete sidewalk adjacent to the proposed addition. Similarly, the individual curb stops proposed along the western edge of the parking area will likely be routinely damaged during plowing operations. An alternative barrier is also recommended at this location.
8. Provide spot grades for the top and bottom of the retaining wall on the south side of the proposed building addition.
9. Clarify how the trash receptacle area on the southeast corner of the proposed building addition will be utilized. It does not appear to be accessible by a trash truck.
10. The limits of bituminous sidewalk reconstruction on the north side of the property should be reviewed since they do not appear to match the proposed limits of regrading.
11. A signing and pavement marking plan should be provided to clarify proposed traffic flow within the site. Proposed ADA parking signs should also be shown on the plans.
12. Provide a general note on sheet 5 regarding protection of the town's sanitary sewer force main during construction. Limitations on vibratory compaction directly above these pipes may be required by the Town based upon the amount of cover and condition of force main as determined during test pit operations.
13. An exterior grease trap may be required for the proposed kitchen facility depending on the classification determined by the Health Department. Details of the kitchen operation should be provided to the Health Department for further consideration.
14. Proposed trees depicted on the Planting Plan in the Main Street right-of-way shall incorporate an approved root barrier (Deep Root UB24-2 or equal) in order to protect the town sidewalk.
15. The Planting Plan should be revised to eliminate installation of new trees within the town sewer easement. The limits of the sewer easement should be depicted on the Planting Plan for clarity.