

MEMORANDUM

FORMAL ACTION: AGENDA ITEM 2 MEETING OF FEBRUARY 9, 2023

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: February 2, 2023

Re: Recommendation to the Town Plan & Zoning Commission concerning the application of VESSEL RE HOLDINGS, LLC for site plan approval pursuant to CGS Section 8-30g for the construction of an apartment building with 48 units, parking & other site improvements – 51 Kreiger Lane – Planned Commerce & Groundwater Protection Zone 1 – Alter & Pearson, LLC

**Attachments: Applicant's Narrative, November 23, 2022
Design Plan, November 10, 2022
Geotechnical Report, September 22, 2022
Engineering Department Review, January 30, 2023**

Proposal

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for the construction of an apartment building with 48 units, parking and associated stormwater management, submitted to TPZ as an Affordable Housing application (CT. General Statute 8-30g).

Review

Site Description

The 0.93 acre property is located within the Planned Commerce Zone on the north side of Kreiger Lane. The topography of the site is flat. 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 mostly cleared of vegetation with a few remaining trees in the north portion of the property.

State-Listed Species

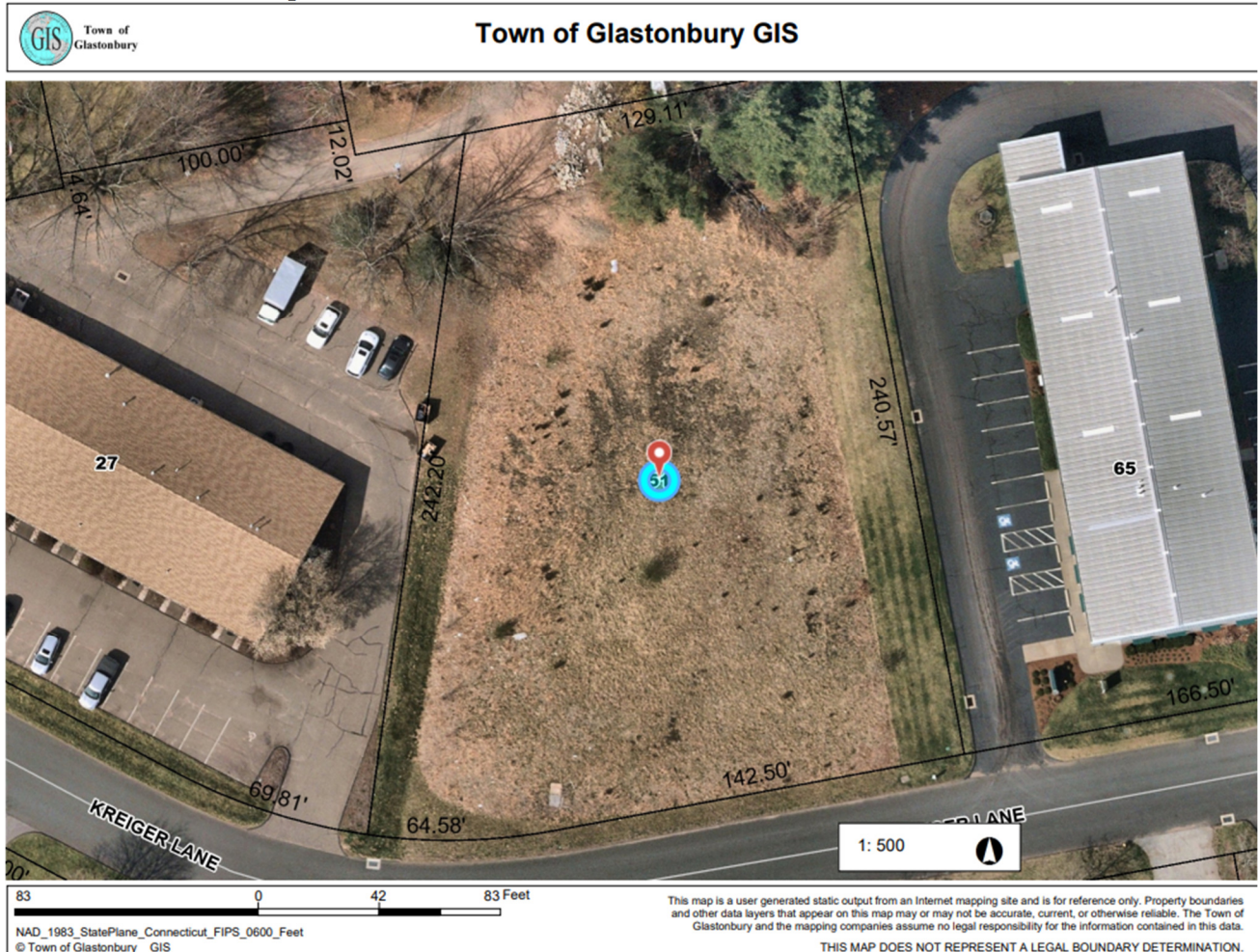
The property is identified as an area of interest in the December 2022 map of the Natural Diversity Database. The applicant is required to submit a request to the CT DEEP NDDDB.

Soils and Erosion Control

The site is comprised of sandy-loam soil, with slight slope of 3 to 8 percent. The soil type is sandy in texture and is excessively well drained with very low runoff potential. Construction activity on site should not lead to sedimentation and erosion when employing erosion controls as shown on the proposed plan, which are consistent with the 2002 CT E&S Guidelines.

The geotechnical report indicates that the existing sandy-loam soil is likely suitable for use as on-site fill to cuts made to achieve grade. The erosion control plan (Sheet SE-1) locates silt fence surrounding the temporary soil stockpile in addition to the site being ringed by silt fence on all four sides. Erosion control matting will be used on the western edge of the parking lot. The two proposed catch basins will be secured with filter fabric protection (silt sac) during site work.

Town GIS 2022 aerial photo view:



Water Quality

The parcel is located within Groundwater Protection Zone 1. This designation does not require additional review or action from the Conservation Commission, but requires the applicant to comply with the Building-Zone Regulations in the Town Plan and Zoning application.

The roof leader pipe connects to the underground Stormtech unit A. Curb-less catch basins collect water in the parking lot to the west of the building and connects to the Stormtech unit. Four cleanout areas are distributed on the inlet and outlet sides of the drainage system.

Landscape and Lighting Plan

The landscape plan and plant list were submitted prior to the Conservation Commission Guidance Document adoption, the applicant was provided the Document in preparation for the February 9 meeting.

The planting plan (last sheet in set) proposes grass plants along the western boundary, one tree and several shrubs along the north boundary, shrubs on the eastern boundary and one shrub and low stature herbaceous plants along the front of the building along the frontage of Kreiger Lane. Trees are proposed in the one parking lot island. The building is proposed to be surrounded by low stature plants and anchored on the corner points with shrubs.

The Engineering Department comments (January 30, 2023) identifies that the existing oak trees along the north boundary will require root protection or removal and replacement due to damage/impact from parking lot excavation. Recommendation #3 in the draft document addresses the management, and if needed, the replacement of these trees.

The outdoor lighting will be solar powered and motion sensor activated, according to the specifications. The application indicates the lights are also Dark Sky compliant. The photometric plan indicates that light trespass is reduced to 0.0 at or near the west, north and east property boundaries. The calculations record low levels of light trespass on to Kreiger Lane.

Low Impact Design

The site development plan includes the construction of a four-story building, housing 48 single bedroom units. The building incorporates Low Impact Design with high rated insulation panels and roof mounted solar array, designed to consume as much energy as is captured.

Bike racks are located on the western side of the building.