

September 10, 2021

MEMORANDUM

FORMAL RECOMMENDATION #2 MEETING OF 09-10-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Formal **recommendation to the Town Plan & Zoning Commission** concerning Kristina O'Leary's proposed **1-lot O'Leary Subdivision at 1335 Main Street** – creation of a **33,069 square foot new lot #2** – Residence AA Zone and Groundwater Protection (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC

LOCATION: Refer to the location map on the cover sheet of the set of plans within your packet.

PROPOSAL: To simply carve out a new frontage lot (33,069 square feet lot and zoning requires a 25,000 square foot minimum) with this 2-lot subdivision proposal; a rear lot (#1327 Main Street and currently vacant) was created in 2018, which will share a common driveway with the newly proposed frontage lot. The new lot is to be served by public MDC water supply and its own subsurface sewage disposal system.

REVIEW: Within your packet is a set of plans. The submitted drainage report follows this memorandum.

This proposed lot generally slopes to the south (at 8%) and to the west (at 10%). A small portion of the eastern side drains easterly across a steeper slope within the right-of-way of Main Street.

The lot's soils are predominantly mapped as the well-drained Agawam fine sandy loam, a terrace soil underlain with deep, saturated coarse-grained sand and gravel deposits. The soils are good for a septic system; a favorable memorandum from the Health Department will either follow this memorandum or be emailed to you prior to the meeting.

There are not any wetlands or upland review areas involved with this project.

The submitted soil erosion and sediment control plan and details adequately address the limited erosion potential of this, rather small, new building lot. The site's slopes and soils do not pose any extraordinary threat with regard to soil movement.

Water quality mitigation is proposed; an infiltration structure will facilitate the roof runoff and stone infiltration structures will handle the common driveway's runoff. The Engineering Department's comments to date are minor and will require minimal revisions to the plans. The Engineering Department's memorandum will be provided once it is available prior to the meeting.

Mature trees exist on the site as indicated on the topographic plan (sheet 3). Most trees will be removed for the driveway, house and septic system. A few big trees (an oak and two beeches) should be able to remain and if so, then they will count as the required street trees.

The small site is being marked-up with flagging in order for any visitor to identify where the house, driveway and primary septic leaching area are to be located.

TM:gfm

DRAFT RECOMMENDATION TO THE TOWN PLAN & ZONING COMMISSION

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval of Kristina O'Leary's proposed 2-lot O'Leary Subdivision at 1335 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum dated September xx, 2021.
2. Adherence to the Health Department's memorandum dated September xx, 2021.
3. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
4. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.

5. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
6. Tree stumps and blasted rock material shall not be buried at the site.
7. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
8. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
9. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
10. A note shall be added to the plans that two street trees shall either: remain along the new lot's frontage; or be planted to satisfy the subdivision regulations' requirement. At least three suitable native shade tree species shall be added to the plans.