

**STAFF REPORT**

**APPLICATION: AGENDA ITEM #6  
MEETING OF AUGUST 8, 2024**

To: Conservation Commission/**Inland Wetlands and Watercourses Agency**

Date: August 1, 2024

Re: **IWWA Application: 2277-2289, 2327-2333, 2341-2345 & 2389 Main Street  
Redevelopment: Residential and Retail with New Parking**

**Review Documents:**

**Application, July 26, 2024**

**Soil Scientist Report, July 25, 2024**

**Environmental Impact Statement, July 25, 2024**

**Stormwater Management Report, July 2024**

**Proposal**

The applicant seeks approval from the IWWA to redevelop the above listed addresses on the west side of Main Street between Hebron Ave (to the north) and Rankin Road (to the south). The proposed new development will be for residential and retail use.

The town regulations for PADs require the town council and TPZ to be first to review the PAD application, therefore a request for recommendation by the Conservation Commission does not accompany this IWWA wetland permit application. The supporting documentation of the *Environmental Impact Statement* is provided as an informal preview of a pending request for recommendation, Commissioner's may inquire or propose a revision for the formal submission.

**Review**

**Site Description**

The buildings are currently occupied by retail businesses. The proposed razing and construction of buildings and stormwater outlets are located within the upland review area. There are no direct wetland impacts proposed.

**State-Listed Species**

The properties are not identified within an area of interest in the December 2023 edition of the Natural Diversity Database. No further action is required.

**Water Quality and Drainage**

The engineering department has met with the applicant's engineers to discuss potential stormwater management design additions to be included to exceed minimum water quality standards by implementing low impact stormwater quality design features.

The Engineering Department has elected to withhold conducting a formal review until plans are updated. The scheduling of the review does not indicate deficiency with the proposed plan presented to the IWWA, the current plans indicate compliance with the state required MS4 requirements. The applicant's engineer will be available to discuss the proposed improvements to the existing plan which will be finalized in time for review for the September 12 meeting.

The existing site conditions involve sheet flow of untreated water into the wetlands to the west of the parking lot. The proposed development will capture and treat water both below and above ground.

