

August 30, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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



Re: Main Street Mixed-Use Development
2277-2389 Main Street

The Engineering Division has reviewed the wetland permit application materials for the proposed mixed-use development located at 2277-2389 Main Street prepared by Benesch with plans last revised August 23, 2023 and the related Stormwater Management Report revised August 2024 and offers the following comments:

1. Engineering Division review of this project to date has been focused on stormwater management and erosion and sediment control plans. Additional detailed review of the site plans will be performed in the future as the design progresses. Said review will result in comment in conjunction with Town Plan and Zoning Commission review.
2. The stormwater management report sufficiently demonstrates that the proposed project is consistent with Town standards for stormwater management. The text following the peak flow comparison table on page 10 should be revised to clarify that peak flow reduction will not be required on this site due to location within the relevant watershed.
3. Applicant should confirm that the computation of the water quality volume retained with bioretention area 1 was computed below the riprap weir elevation and include a statement to this effect in the Stormwater Management Report.
4. The proposed maintenance plan for the stormwater management system should be summarized with a schedule on Sheet C3.0 and note that such maintenance is the responsibility of the property owner.
5. The limit of the 100-foot upland review is difficult to discern on the plans and should be better labeled for clarity.
6. Proposed storm drainage connections from the upper-level drainage structures to the lower-level pipes and catch basins should be depicted and labeled on sheet C3.0 to confirm design intent.
7. The erosion and sedimentation control plan on sheet C1.1 describes two temporary sediment traps labeled as "Temporary Sediment Trap 1" that do not meet the required size. Notes should be included as to how the lack of capacity of these sediment traps will be addressed during construction including needs for more frequent maintenance.

8. The proposed construction entrances depicted on sheet C1.1 should be revised to locations that are unpaved and will not inhibit parking and access to occupied buildings in the project area during construction. Applicant should review proposed construction staging and sequence and define how construction equipment will be entering and leaving the project site and how parking and access for existing businesses will be provided during construction.
9. The erosion and sediment control narrative on sheet C1.3 should include the area of disturbance and should address needs for project phasing as may be required.

