



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

JAMES E. VITALI
CHAIRMAN

ERIN O'HARE
ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2093
FAX (203) 294-2095

REGULAR MEETING

Wallingford Inland Wetlands & Watercourses Commission

(Remote)

Wednesday, May 5, 2021, 7:00 p.m.

The IWWC Meeting of May 5, 2021 will take place **REMOTELY ONLY**. The Meeting can be accessed remotely from your computer, tablet, or smartphone.

<https://global.goto.meeting.com/join/728044269>

You can also dial in using your phone:

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 728-044-269

Live stream of the Meeting will also be available on the Town of Wallingford You Tube Channel: <https://www.youtube.com/c/wallingfordgovernmenttelevision>. Materials for this Meeting will be posted on the Town's website (as time allows): www.town.wallingford.ct.us. Upon entering the Meeting, please wait for instructions from the Chairman as to how the Meeting will proceed. To all participants: Please **MUTE your microphone** until called on to speak, then UNMUTE. Please wait for instructions from the Chairman before speaking.

Application plans and documents are available for view at the Environmental Planning Office, Basement Level, Town Hall, and are also available on the Town website, www.town.wallingford.ct.us, under 'Upcoming Events & Meetings', IWWC Regular Meeting (Remote), May 5, 2021, 7:00 p.m..

AGENDA

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONSIDERATION OF MINUTES
 - 1. Regular Meeting (Remote), Apr. 7, 2021
- D. OLD BUSINESS
 - 1. #A21-3.2 / 11 Trumbull Drive – Jill Kobrin - ('after-the-fact' proposed drainage improvements, relocation of shed, play scape installation & regrading)
 - 2. #A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro – (installation of in-ground pool, low wall, patio- surround & compensatory flood storage area/rain garden)
 - 3. #A21-4.1 / 119 Quigley Road – Matt Turner – (shed) – approved administratively on 4/13/21
 - 4. #A21-4.2 / 4A Research Parkway – Six Research, LLC – (industrial development - automotive storage)
- E. NEW BUSINESS
- F. RECEIPT OF NEW APPLICATIONS – (filed before close of day May 4)
- G. ELECTION OF OFFICERS
- H. BUDGET FY21-22 – (Remote) Town Council Public Hearing for Council, May 4, 6:30 p.m.

- I. REPORTS & COMMUNICATIONS (Note: below includes some correspondence for March IWWC Meeting which was cancelled)
 - 1. Discussion of proposal to adopt fines for violations
 - 2. Farm Hill Road Detention Basin

- J. VIOLATIONS
 - 1. Notice of Violation - 1245 Old Colony Road & Quinnipiac River –Jerzy Pytel - (unpermitted clearing & filling near river)
 - 2. Notice of Violation – 950 South Colony Road – 1NRSJ, LLC – carwash facility – (filling)
 - 3. #A20-2.1 / 12 & 16 Northfield Road – (over-clearing in floodplain wetlands & URA issue)
 - 4. Notice of Violation - 11 Trumbull Drive – Jill Kobrin – (unpermitted grading, deposition, and structures within URA, rerouting of flows & alteration of drainageway/stream on Town land)

- K. ADJOURNMENT

- L. NEXT SCHEDULED REGULAR MEETING: June 2, 2021

Individuals in need of auxiliary aids for the effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior.



Town of Wallingford, Connecticut

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MEMORANDUM

To: IWWC
From: Erin O'Hare, Environmental Planner *EOH*
Date: April 30, 2021

Re: IWWC#A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro – (in-ground pool, low wall, patio-surround & compensatory flood storage area/rain garden)

ENVIRONMENTAL PLANNER'S REPORT

Status

- Mar. 30: Application submitted
- Apr. 1: Application delivered to IWWC in packet
- Apr. 7: Application 'received'
- Apr. 26: Phone conference with Project Engineer; phone conference with owners
- Apr. 27: Site investigation conducted with Mr. Cavallaro, owner
- Apr. 29: Health Dept. comments received (well and septic system locations)

Jurisdictional Areas

- **Wetlands:** low-lying wet wooded wetlands surround the central developed portion of the property - from the file, four different wetlands soils types determined in 2009 with the remainder classified as swamp (see under 'Watercourses', below).
- **Watercourses:**
 - Two rivers traverse the property - on the east side, Muddy River and on the south and west side, a 10-ft wide stream called "Grieb Court Stream" - meeting in the southeast corner of the property where the Muddy River then flows east under Williams Road. :
 - Wooded swamp [*swamps support standing water and therefore are classified in the Act as a 'watercourse'*] surrounds the house and yard.
- **Upland review area (URA)** - The URA consists of the area within 50 feet surrounding the above wetlands.

Existing Conditions

This home on a 11.67-acre parcel is surrounded by wooded swampland (*See aerial image with parcel lines, attached, for orientation*). Two sizable watercourses wrap around the residentially developed portion – the Muddy River and "Grieb Court Stream" – converging at Williams Road on its west side, just upstream of the road crossing. The property extends to the north with some frontage on Durham Road. As illustrated well on the "Overall Site Plan" submitted as part of the application (described below under

'Proposal'), the driveway and home and lawn is closely surrounded by the FEMA 100-year Floodplains of these two rivers - forming a 'dry island' in the center of the property. The FEMA Floodway of these two rivers circumscribes this "island" further out. Per the Applicant (see figures provided on the "Overall Site Plan" submitted), of the 11.67 acres, there is approximately;

- 8.6 acres of wetlands area
- 3 acres of non-wetland area.
- Of the above non-wetland area, 1.9 acres is Upland Review Area (50-foot area surrounding the wetlands) and the remainder is the rise where the house was built

There is a violation history on the property as various property owners over time have filled in wetlands areas. The last Cease & Desist, issued August 2009, entailed removal of wetland vegetation and filling around the edges of the wetland to extend the lawn area. The tenant at the time, Mr. Pires, retained Tom Pietras, Soil Scientist, to complete wetlands mapping and a report in August 2009 and later to excavated several test trenches in the lawn at the IWWC's request to ascertain depth of fill and evidence of historic filling. It was a complicated violation as evidenced by the 12 Environmental Planner's Reports in the file. After conducting a site investigation to see the trenches and site conditions, the IWWC determined that certain filled areas would remain and certain fill areas were to be removed and wetlands plantings were to be installed along the agreed-upon wetland restoration line and the IWWC placed prohibition on use of the filled areas for the tenant's planned improvements at that time. The required restoration plantings were installed satisfactorily.

This office met with the current owner, Mr. Cavallaro, soon after he purchased the property (Feb. 2015) and described the long history of this site and explained that certain areas in the lawn area were filled wetlands and further filling of these previously filled areas or alteration or improvement of these previously filled areas was not permitted. It was emphasized that, given the wetness of the parcel and the violation history, improvement plans for the property would be extremely limited and he was advised to consult with this office on any future planned alterations or improvements.

On May 15, 2020 this office had conducted a site investigation in response to a neighbor complaint of heavy equipment activity on the subject property. A lawn improvement project was underway involving removal of "poor soil" (per owner), regrading of lawn area, installation of "good" soil, installation of an irrigation system, installation of sod and, in certain spots, installation of grass seed. The owner was directed to install erosion controls (silt fencing) which was immediately completed. A violation letter (not a NOV) was issued (*see copy of May 22, 2020 letter with photos, attached to this EPR*) which directed the owner to file an 'after-the-fact' permit application, which he did, and, as it was determined that although work had been up to the wetlands boundary, as no new filling of wetland areas had occurred, the matter was handled as an after-the-fact administrative approval.

On April 28, 2021 this office conducted a site investigation with Mr. Cavallaro present and photos were taken of current site conditions (*see photos of 4/28/21, attached*). The

lawn sod is fully established however the silt fencing from the 2020 installation is still in place.

Proposal

An in-ground pool (approx. 20' x 36' at the widest), with 6-foot wide patio-surround, and a sidewalk (4' wide) is proposed within the URA. To avoid filling the gently sloping area towards the wetlands for the pool installation, a low-wall (1' – 3' high) is proposed to be installed along the low side/wetland side) of the pool area – proposed to be 12 feet from the wetlands at the closest with the silt fencing for the activity area to be at the wetlands boundary at the closest point. It is unclear from the drawing but assumed that the area between the silt fencing and the low wall/pool will be the work area with heavy equipment access.

Because over half of this activity is located within the FEMA 100-yr. Floodplain, a compensatory flood storage area is required and is proposed to be located abutting the Floodplain boundary located to the north side of the house in a wooded area.

This compensatory flood storage area (appears to be approx. 28' x 45' at the widest point) is located in a wooded URA area and is 25 feet from nearby wetlands at the closest point. The area is proposed to be excavated, filled with soil (up to 18"), and wetland plants to function as a 'rain garden'. The Detail drawing submitted indicates proposed 12 inches of storage above the installed soil.

Recent wetland flagging was completed by David Lord, Soil Resource Consultants on 12/3/20 and is depicted on plans submitted. A Wetlands Report was requested and is anticipated to be submitted shortly.

At the location of activity closest to the wetlands on the south, the plan indicates: "*EX. 460 s.f. wetland lawn area*" which represents a certain area of "lawn" that David Lord demarcated as a wetland. At the site investigation this area was soggy but supported sod grass in vigorous condition which indicates to this office that another unpermitted activity had taken place in this area – some in a wetland – and some in the URA in this vicinity relative to the sod installation. (See this issue discussed further under 'Recommendations', below)

Returning to the office and reviewing photos taken May 15, 2020, indicated that the activity observed then and granted administrative approval did not include the area behind the house where a new lawn sod area was observed. . (See this issue discussed further under 'Recommendations', below) The areas involved a year ago were the lawn areas located to the east and north of the house and garage and to the west of the house stopping roughly at the northwest corner of the house just north of a cluster of existing cedar trees. On May 15, 2020 the owner had affirmed that the unpermitted work I was observing then was the planned extent of the work. It is noted that the original silt fencing is still in place for the latter approved area but there is no silt fencing present in the southern/eastern area – as can be seen in the photos.

In addition, a fill/rock pile was observed in the wetlands (in approx. vicinity of wetland flag #21 & #22 – where Mr. Lord's flag was erected on the pile). When I had suggested

the pile should be removed, Mr. Cavallaro had suggested he could remove it and use it for fill for the pool project. Later, when I learned Mr. Cavallaro had bought the property 7 years ago, it occurred to me that this pile would probably support more than the sparse vegetation observed growing on it if it had been in place since Mr. Pires left seven years ago – unless the soil is contaminated and won't support growth. This pile is considered a deposition in a Floodplain as well as in a wetland.

Regulated Activities

Proposed regulated activities are as follows:

Under Section 2.1.z. 3. *Activities within 50 feet of a wetland or watercourse, likely to impact or affect wetlands and watercourses, including, but not limited to, any clearing, grubbing, filling, grading, paving, excavating, constructing, erecting of a structure, depositing or removing of material or any indigenous vegetation, the planting of lawns or landscaping, the expansion of existing lawns or landscaping, or the discharging of storm water.*

Proposed installation of pool, pool surround, low retaining wall, and sidewalk – Activity in Upland Review Area: 1,570 s.f.

(Note: It needs to be clarified if this figure includes silt fence installation area and equipment access areas in URA)

Proposed installation of a compensatory flood storage area (compensates for flood storage proposed to be displaced by pool area in Floodplain) & creation of a rain garden in it. Activity in in Upland Review Area: 1,100 s.f.

(Note: It needs to be clarified if this figure includes silt fence installation area and equipment access areas in URA)

Stormwater Management

[Not applicable to this application.]

Erosion Control Plan

Appears to be adequate as proposed.

Required Or Requested Information / Documents Yet To Be Submitted / Remaining Issues

The following information/documents were requested – or are now being requested - to be provided for the application to be complete:

- Wetland Scientist Report - (*This office will be comparing this report to the Pietras 2009 Report regarding wetlands boundaries and wetlands soil classifications onsite.*)
- Floodplain data - Provide Floodplain elevation per FEMA for vicinity of the two proposed activity areas.
- Impact figures - Clarify if URA impact figures provided for the two activity areas proposed includes silt fence installation area and equipment access areas to be disturbed within the URA. If no, then provide revised figures.
- Pool installation
 - a) Provide proposed access route for equipment to pool area.

- b) Provide possible relocation of proposed pool facility further away from wetlands and closer to the residence or provide reasons why this may not be feasible. The low retaining wall proposed around the pool area is currently proposed to within 12 feet of wooded wetlands at the closest point. The associated silt fence installation is at the wetlands boundary at the closest point. The residence façade appears to be approx. 64 feet from the proposed pool area installation. There appears to be an open area on the house's south side that may accommodate the pool area and keep 30 feet away from the wetlands and entirely out of the 100-yr. Floodplain area and 25 feet away from the well as required. Was this location considered?
- c) Provide information on groundwater table level anticipated in pool excavation area. Are footing drains of some kind needed?
- d) Provide information regarding proposed location of pool maintenance /circulation unit relative to pool.
- e) Provide more information regarding proposed materials for low wall.
- f) Provide information regarding planned system to be installed regarding proper discharge of pool water which cannot be discharged to wetlands.
- g) Explanation for providing a low-depressional area as compensatory flood storage in the Upland Review Area abutting the 100-year Floodplain boundary and then proposing the installation of earthen material 18 inches deep in storage area for to function as a 'rain garden'. Doesn't this diminish flood storage capacity?
- h) Because removal of vegetation from a wooded area located 25 feet of wetlands in the Upland Review Area is proposed to create a required compensatory flood storage area, this office is requesting demonstration that there are no other possible alternate areas that can be used for this purpose that are in disturbed or open condition verses natural vegetation so that existing buffer vegetation can be spared.
- i) Provide possible alternate locations for proposed compensatory flood storage that does not entail removal of natural forested area, e.g. in an existing open lawn area – or due to maximization of the developed site area surrounded by the 100-year Floodplain, this possible alternative may require provision of several smaller, narrow flood storage areas.

Alternatives To Reduce Impact and Reduce and Improve Proposed Plan

This office is requesting Applicant explore possibility of relocating the proposed pool facility closer to the residence or provide information as to why this is not feasible and feasible alternate locations for flood storage in an existing non-wooded area(see above under 'Required Or Requested').

Comments From Other Agencies/Departments

The following information/documents is requested by this office from Town departments:

- o Comments from Health Dept. regarding proximity of wetlands /Floodplain/Floodway in vicinity of existing system and location (approximate) of the reserve area for the septic system facility. RECEIVED YESTERDAY- (*see copy in packet*) DISTANCES ARE REQUESTED BY HEALTH DEPT.. On the

phone it was ascertained that a 25-foot distance between well and pool was required and a 25-foot distance between septic system area and pool – which the plan does meet.

- Comments from Engineering Dept. regarding flood storage calculations and review of FEMA boundaries as submitted.
- Planning Dept. will require a Flood Permit application be submitted should the IWWC approve activity in Floodplain.

Recommendation

Tabling

This office recommends that the application be tabled to allow time for review of the following submittals:

- Submittal of Wetlands Scientist Report
- Submittal of other requested application information (see above).
- Comments from Town departments (see above)
- A Site Investigation by the IWWC

Issue in Vicinity of Wetland Flag #18

Site alterations in the vicinity of Wetland Flag #18 are particularly problematic. As can be seen in the recent photos, a branch in the lawn (erected by Mr. Lord) is Wetland Flag #18 and it is surrounded by lawn sod. Sod has been recently installed without permitting in the wetlands here (and in URA) and the sod area extends in the wetlands south of Wetland Flag #18 about 30 feet to the swamp woods/shrub line. At this writing no “Wetlands Report” has been submitted so it is unknown what type of wetland soil was found here or even if Mr. Lord encountered sod here when he mapped in 12/2020. This flag is located 12 feet south of the proposed low wall around the proposed pool (which is 20 feet away from the flag) and a silt fence is proposed right at the flag. This office proposes this area should be restored at minimum to the wetland boundary. It may be possible to relocate the pool area further to the east (and turned sideways) - as suggested above – thus providing a greater distance to the actual wetlands.

Issue Regarding Incremental Alteration of Wetlands

Due to the history of previous wetland filling violations on this property, recent alteration of the lawn area a year ago and more on the south side subsequently, this office recommends that a firm wetlands boundary be established by action by the IWWC and memorialized and IWWC placards be erected along the boundary to once and for all end the incremental “creep” that has occurred repeatedly on this property over the years beginning with the building of the house in 1998. If it was affirmed that lawn renovation occurred in the southern area without permitting, the Applicant may opt to address this activity as an after-the-fact activity which the IWWC can then consider along with the rest of the application or separately as a stand-alone application. It is this office’s recommendation that any disturbance/alteration or filling of wetlands should not be condoned or approved with permitting but activity in a URA should be considered on its merits and decided accordingly.

Proposed Pool

As discussed above, possible relocations of the pool and low wall installation further away from wetlands and the Floodplain should be explored and submitted. When I had inquired why the pool was proposed to be situated so far away from the existing new fire pit/patio, the owner indicated the pool location could possibly be moved closer. With regard to precedent, the IWWC has never in the 16 years I have been in this position approved a pool area so close to a wetland as this one.

Earth/Rubble Pile

This deposition in the wetlands and Floodplain (approx. 10' x 8') - described above under 'Proposal' - should be required to be removed.

Special Meeting – IWWC Site Investigation

The Chairman is requested to set a Special Meeting for a Site Investigation for the purpose of observing current site conditions, observing areas where proposed activities are requested to be permitted, and observing in the field how David Lord's wetlands boundary compares with previous wetland demarcation as observed in the filed by the IWWC in 2010.

Attachment: aerial image with parcel lines; letter dated 5/22/20 with photos;; 4/27/21 photos

CC: Sandy & Scott Cavallaro
David Carson, P.E., OCC

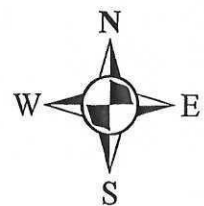
475 Williams Rd

MAP TITLE



Department 1

Department 2





Town of Wallingford, Connecticut

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TELEPHONE (203) 294-2093
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May 22, 2020

Scott Cavallaro
475 Williams Road
Wallingford, CT 06492

Re: 475 Williams Road – (regrading, installation of topsoil material, installation of irrigation system in upland review area) – permitting required

Dear Mr. Cavallaro,

This letter follows-up our phone conversation on May 15 regarding the unauthorized, unpermitted activities at your property, 475 Williams Road, within the IWWC jurisdictional area conducted without permitting.

In response to a neighbor's complaint, this office had conducted a site investigation on May 15 and observed a landscaping crew, removing existing lawn cover, regarding the area, installing topsoil material, and preparing ground surface for seed and/or sod installation on a former lawn area located on three sides of the house. They were also converting the location of the former aboveground pool from bare land to lawn. See attached photos.

This office issued onsite directives to the Contractor to immediately stop work within 30 feet of the wetlands (which surround the activity area) and to immediately install silt fencing at the edge of the disturbed area (which was the wetland boundary). Later this office inspected the silt fence installation and found it to be adequate.

This office had met with you to go over the extensive violation file on the subject property soon after you had purchased the property a few years ago. When contacted last week, you told this office that from that conference, you had assumed that only work in the wetlands proper required permitting.

James Vitali, IWWC Chairman, is familiar with site conditions of the property as the IWWC had conducted a Special Meeting in 2010 at this property regarding the previous owner's violation matter. The Chairman was apprised of your current unpermitted activities and a description of site conditions on May 21.

In instances regarding an unauthorized, unpermitted activity undertaken by a homeowner in the upland review area, in its determination, the IWWC weighs whether or not it would have approved the particular activity if it had come before the IWWC in the proper

manner with an application submittal. In consideration of the facts that no wetland filling had appeared to have occurred, that the entire activity area was a lawn area prior to these activities, and that you had cooperated by installing erosion control measures immediately as requested, Chairman Vitali rendered the determination that the violation matter would be handled as "after-the-fact" application wherein you would be required to submit an application with the corresponding "after-the-fact" fee.

Enclosed please find a copy of the IWWC application form and a copy of a portion of a site plan from the IWWC records for your file with recent activity area depicted (as drawn approximated by this office). Please return by mail to this office (or call to schedule a drop-off time), the following:

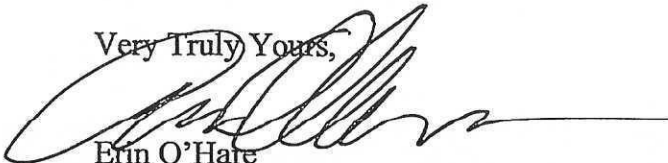
- o Signed application form with drawing depicting recent activity area attached.
- o Fee (\$160), check made out to "Town of Wallingford".

Once submitted, Chairman Vitali indicated it may be approved administratively, an action the Chairman is authorized to do when no direct wetlands impact is involved. You will receive a notification of this administrative approval by letter after your application and fee are processed.

This office visited the site again on May 20 and found work completed and conditions satisfactory in terms of silt fencing (see attached photos). This office will inspect the activity area again to insure the silt fencing remains intact. It is to remain in place until the lawn area is full established - perhaps late fall

Should you have any questions in this regard, please contact the Environmental Planning Office 203-294-2093.

Very Truly Yours,

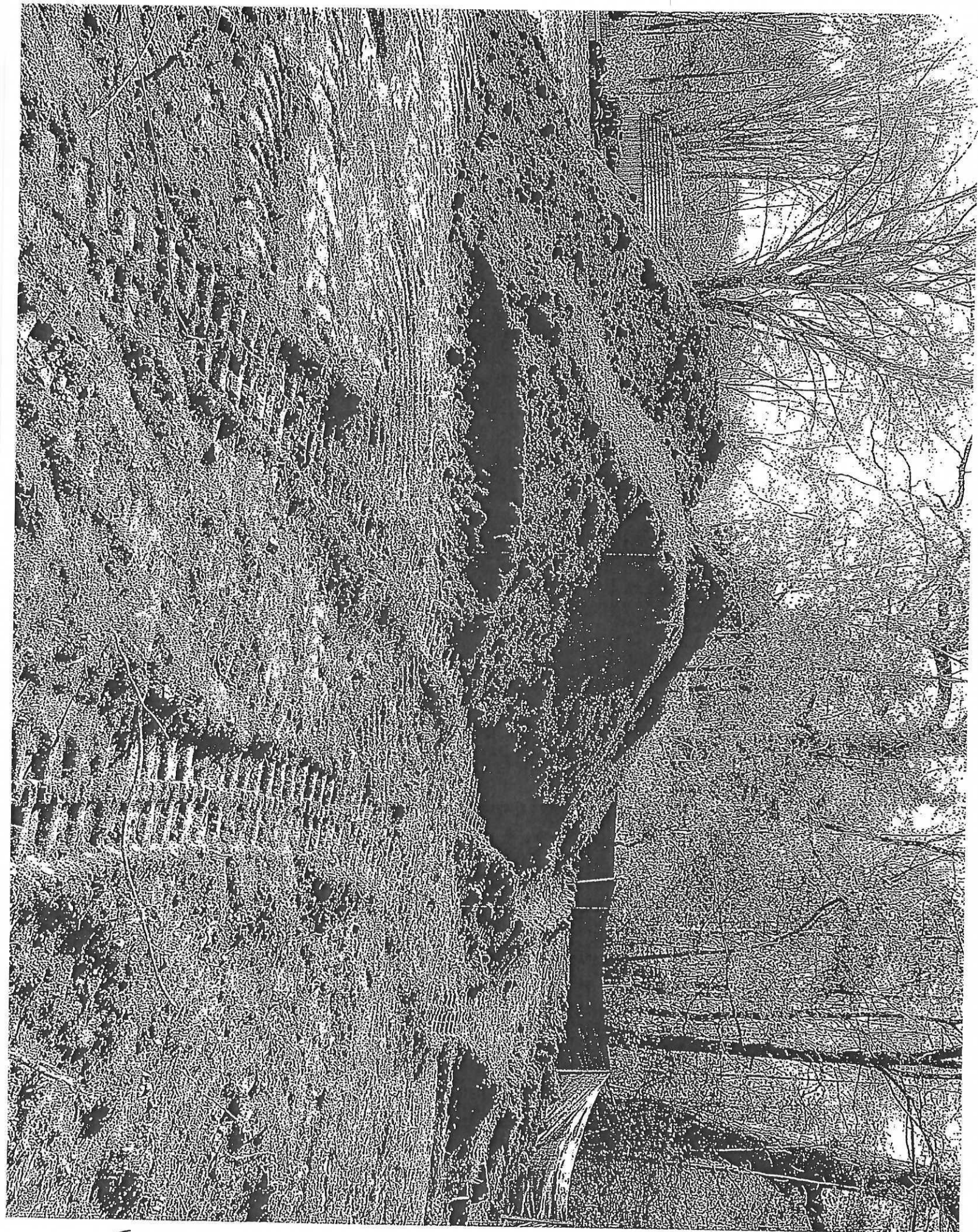


Erin O'Hare
Environmental Planner

Attachments: photos

Enclosures: *application form, site drawing*

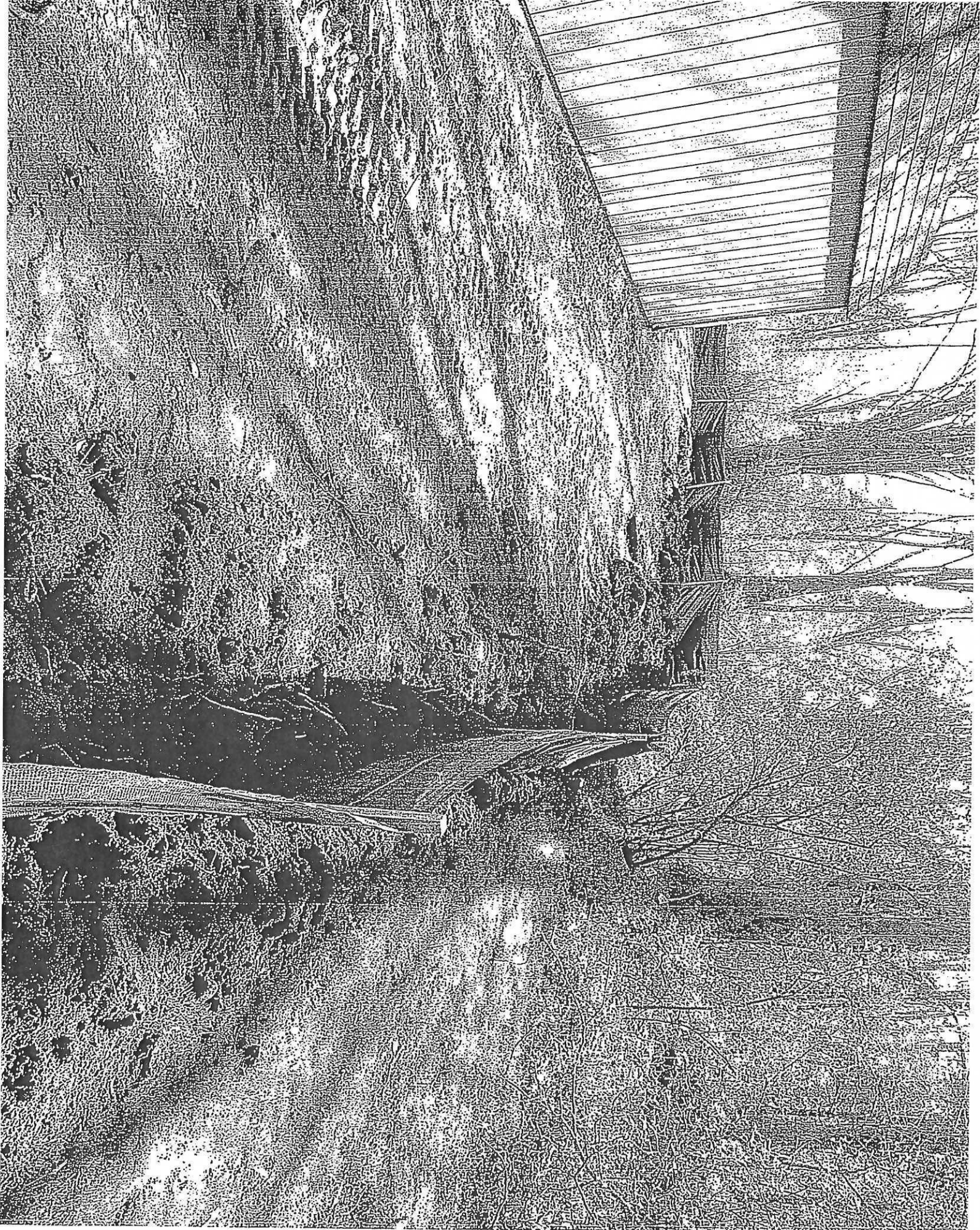
CC: James E. Vitali, Chairman, IWWC



5-15-20

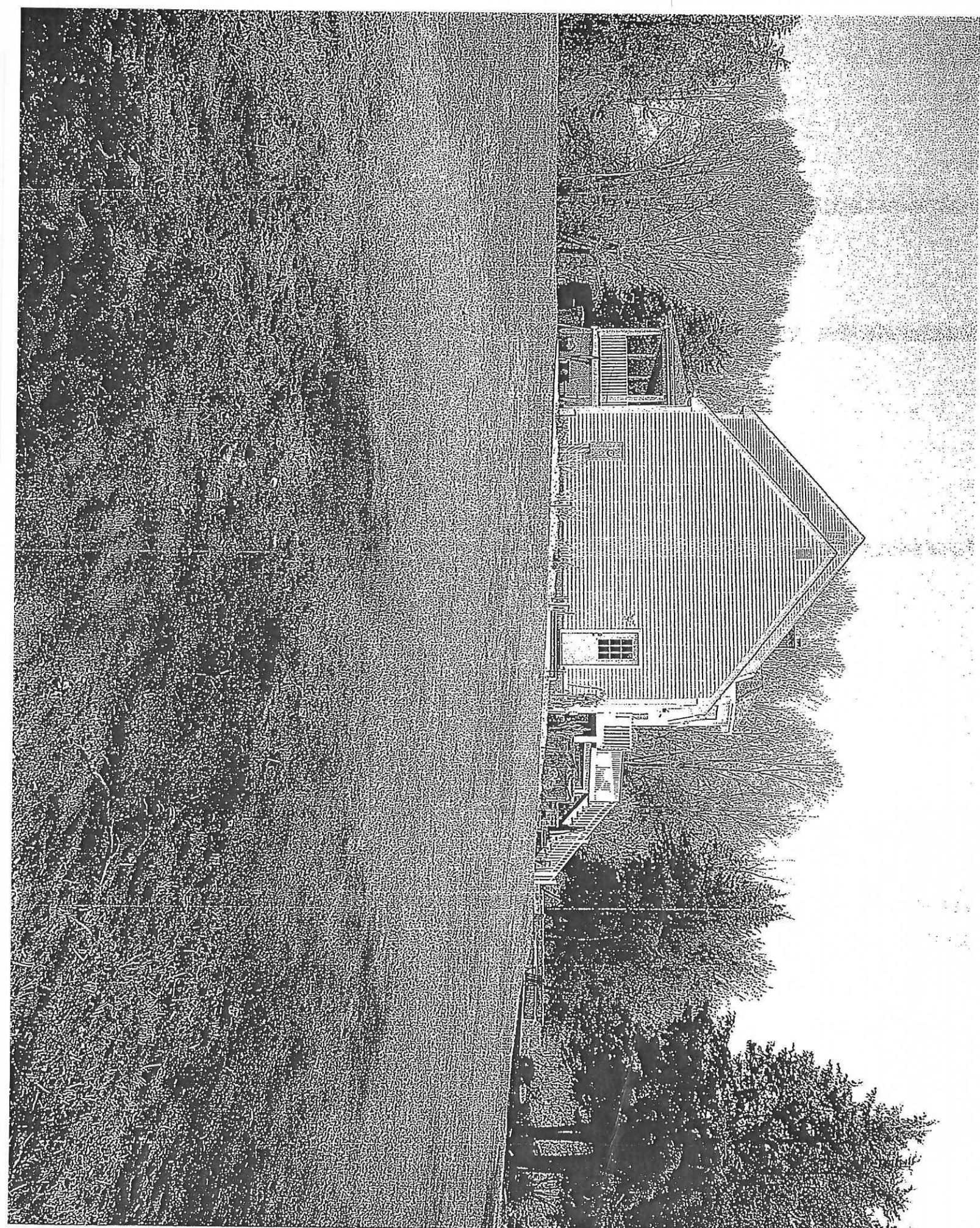
475

Williams, Rod



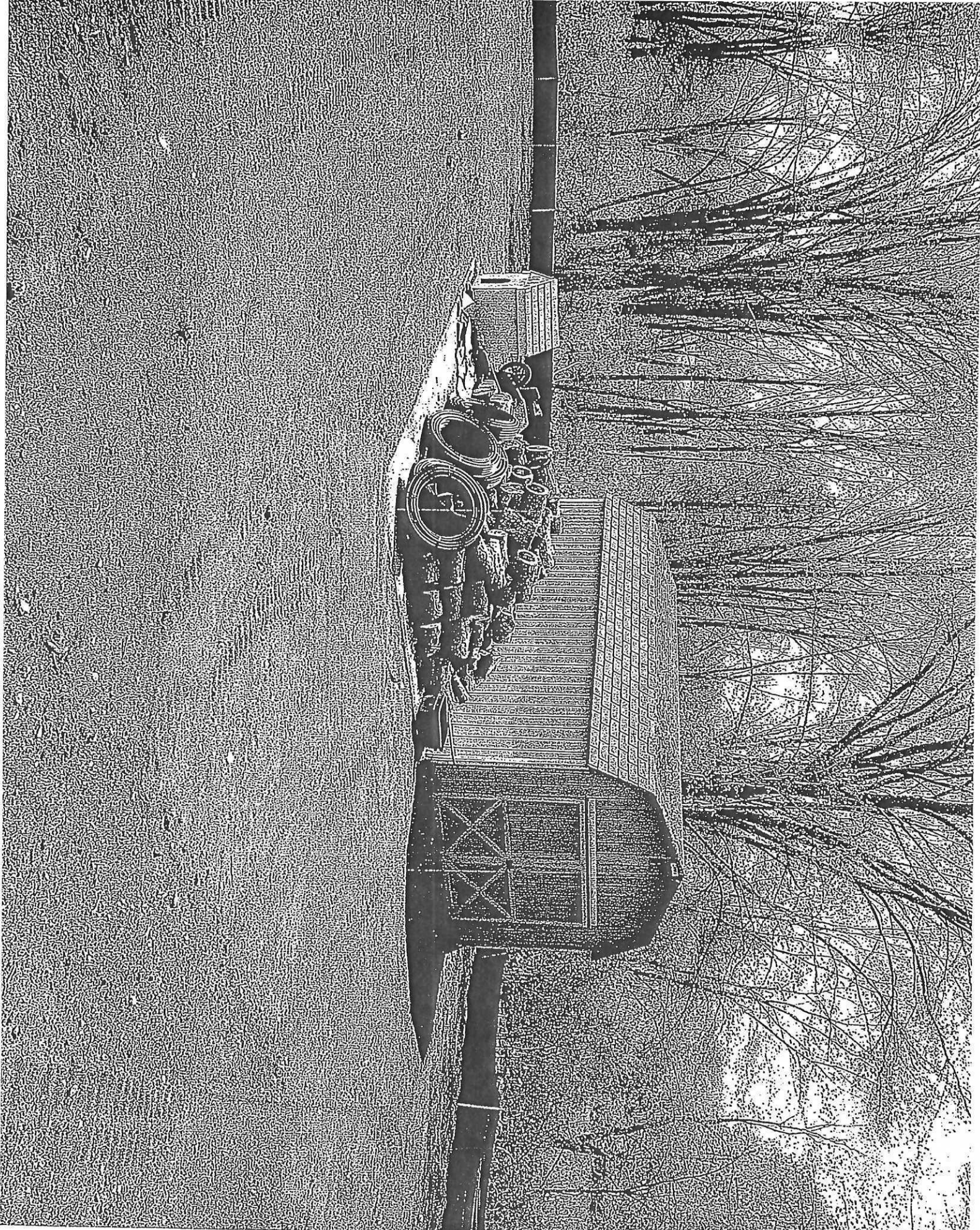
5-15-20

475 Williams Rd



5-20-20

475 Williams Rd

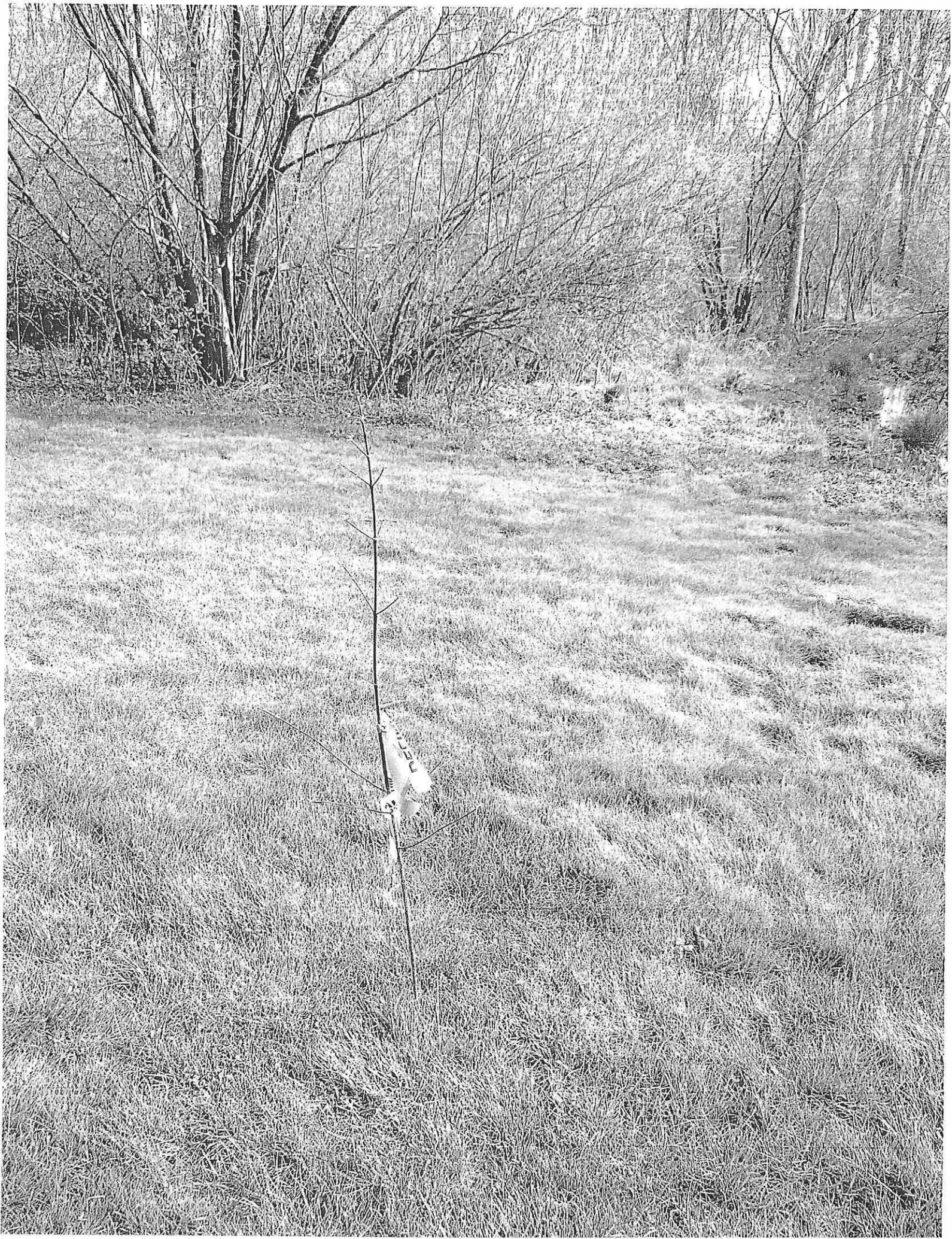


5-20-20

475 Williams Rd



475 Williams Rd
Photo 4/27/21









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MEMORANDUM

To: IWWC
From: Erin O'Hare, Environmental Planner *EO*
Date: April 30, 2021

Re: IWWC #A21-4.2 / 4A Research Parkway – Six Research, LLC – (industrial development - automotive storage)

ENVIRONMENTAL PLANNER'S REPORT

Status

- Last two weeks - phone conferences with Project Engineer
- (Site investigation not conducted yet - awaits submittal of Existing Condition sheet)

Jurisdictional Areas

- **Wetlands** – no wetlands onsite; offsite wetlands associated with a vernal pool may possibly receive runoff from subject property (information forthcoming)
- **Watercourses** – no watercourses onsite; an offsite water body (vernal pool, 1.25 ac., identified and described for the development application across the street at 5 Research Parkway) receives runoff from 6 Research Parkway and may possibly receive runoff subject property (information forthcoming) *See location map attached hereto for proximity/location.*
- **Upland review area (URA)** – None currently, (but once stormwater facilities are constructed, the URA will consist of the area within 50 feet surrounding them).

Existing Conditions

This undeveloped parcel, fronts on Research Parkway and Thorpe Avenue and is associated with 6 Research Parkway, which is abuts. 6 Research Parkway was approved Dec. 5, 2018 for the development of an automotive storage facility under IWWC #18-9.1 and development has been completed. The subject site supports a forested area along Thorpe Avenue and a dense population of autumn olive shrubs and other shrubs evidencing site disturbance in years past with certain areas open currently. .

The site lies within the Wallingford public drinking water supply watershed.

Proposal

The proposed development of an automotive storage building (6,000 s.f.) and associated parking areas (appears to be sized for container parking) and stormwater facilities on this 3.2 acre-parcel entails the creation of over 60,000 s.f. (exact figure forthcoming) of

impervious surfaced area and therefore requires the IWWC permitting. There is no access proposed directly from this lot to Research Parkway. Construction access is proposed across 6 Research Parkway and hence, to Research Parkway at this time. The subject parcel is either to be merged with 6 Research Parkway or an access easement will be obtained across the south side of 6 Research Parkway for access/egress during construction and after completion. Proposed catch basins/manhole facilities appear to be proposed to be constructed on 6 Research Parkway.

According to the Project Engineer, due to onsite soils not suitable for infiltration, the proposed roof flows cannot be infiltrated onsite as requested by this office and are proposed to be discharged to the proposed storm basin which will discharge flows offsite to a swale located in the Research Parkway R.O.W.. Further description of the stormwater management system awaits revised plans, calculations, and drainage pattern maps, anticipated to be submitted before the Meeting.

Regulated Activities

The following regulated activities apply (underlining reflects activities):

Section 2.1.z. 2. *The creation of any surfaced area (which is any impervious or semi-impervious area as defined in Section 2.1.hh.) which totals 20,000 square feet as a single or aggregate area on any property, likely to impact or affect wetlands or watercourses;”.*

Proposed creation of approx. 60,000 s.f. (exact figure to be provided) of surfaced area on an existing undeveloped property with soils unsuitable for infiltration.

IMPACT: Because the site cannot accommodate infiltration of roof flows or storm flows to be generated by the proposed site development, the natural hydrograph (onsite infiltration of precipitation) cannot be replicated and the groundwater therefore cannot be replenished onsite. Flows routed offsite to nearby wetlands will cause an increase in the volume of treated flows introduced to the offsite receiving wetland during construction and after the construction phase. During construction, it is possible that sediment-laden flows may be introduced to the wetland with a concomitant adverse impact to the condition of the wetland and the vernal pool (if flows are determined to travel this way) and aquatic life.

Section 2.1.z. 3. *Activities within 50 feet of a wetland or watercourse, likely to impact or affect wetlands and watercourses, including, but not limited to, any clearing, grubbing, filling, grading, paving, excavating, constructing, erecting of a structure, depositing or removing of material or any indigenous vegetation, the planting of lawns or landscaping, the expansion of existing lawns or landscaping, or the discharging of storm water.*

Wetlands located on east side of Research Parkway may possibly lie within 50 feet of the proposed discharge location for flows from subject site – location not identified yet, but is requested. (This wetland boundary information is available in the file as it was recently demarcated for the Montante Construction redevelopment application. This dimension needs to be provided to establish the upland review area boundary associated with the proposed discharge activity. See *location map attached hereto for proximity/location.*

(POSSIBLE) IMPACT: Flows routed offsite to nearby wetlands will cause an increase in the volume of treated flows introduced to the offsite receiving wetland during construction and after the construction phase. During construction, it is possible that sediment-laden flows may be introduced to the wetland with a concomitant adverse impact to the condition of the wetland and the vernal pool (if flows are determined to travel this way) and aquatic life.

Stormwater Management

Stormwater management plan is incomplete at this time. In addition, a Stormwater Maintenance Management Plan adequately addressing all facilities requiring periodic maintenance and identifying a responsible party is requested. Please see below under "Required/Or Requested Information" for additional information requested in this regard.

Erosion Control Plan

Further information will need to be submitted to comment on the adequacy of the E&S Plan and details as submitted.

Required Or Requested Information / Documents Yet To Be Submitted / Remaining Issues

The following are required and outstanding:

- Existing Conditions Survey
- Proposed total surfaced area figure
- Soil types onsite
- Provision of more complete E&S plan (provision of Temp. sed. Traps, , E&S for discharge areas during construction, etc.)
- Drainage calculations
- Stormwater narrative description
- Detail drawing of basin
- Emergency spillway for basin
- Stone protection for area where flows enter Research Parkway R.O.W.
- Clarification regarding proposed catch basins/manhole that appear to be proposed to be constructed on 6 Research Parkway.
- Depiction of the following facilities not located on the subject property but associated with the proposed drainage plan: locations of Town stormwater management facilities in Research Parkway (culverts, pipes,) proposed to receive flows from the R.O.W. of Research Parkway (via basins, swales) and the cross-culvert that will convey flows to receiving wetlands on east side of Research Parkway containing an identified vernal pool and Town stormwater management facilities in Thorpe Ave. near site.
- Should flows be discharging to the vernal pool, then the Engineer should provide a statement, as to how the potential impact to the vernal pool and associated wetlands located across the street from possible sediment-laden flows discharged to a low area located in the Research Parkway R.O.W. and hence to Town storm system that discharges to vernal pool area has been sufficiently addressed to the extent possible in the proposed stormwater/erosion control design.
- Stormwater Maintenance Management Plan
- Call-out of designated snow disposal areas.

Alternatives To Reduce Impact and Reduce and Improve Proposed Plan

None submitted.

Comments From Other Agencies/Departments

No written comments received as of this writing.

Recommendation

Due to outstanding requested information, this office recommends that the application be tabled after its presentation at the meeting. Much of the requested information (see above) is anticipated to be provided on revised site plan sets and in stormwater report to be submitted before the meeting.

Attachment: location map re: vernal pool & wetlands across street

CC: Michael Ott, P.E., Summer Hill, Civil Engineers
Rosalind Page, Winterbourne

4A Research Parkway - in Relation
to 6 Research Pkwy + Vernal Pool on 5
Research Pkwy.



Day care Center
on 5 Research Pkwy

