

MINUTES: **October 3, 2018**

ALTERNATES PRESENT: Paul Côté

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 9/19/18

The minutes of 9/19/18 were approved by consensus.

CONSERVATION COMMISSION: Folger reported that the seedlings planted in the Plum Gulley Brook channel by the high school student are still secure after all the rain recently.

Commissioner Warren stated that resident Bill Marshall is setting up a program for the removal of invasives, beginning at the Town Hall. Jeff Folger is helping to coordinate the committee's activities.

WETLAND OFFICER: Folger stated that all the present construction sites have fared well in the last two storms.

PUBLIC HEARING: none

NEW BUSINESS:

Appl. 18-44P, Scannell Properties LLC. Distribution Center, 359 Ellington Rd - IWA/CC
application for the construction of a distribution center, parking and associated utilities on a
portion of land east of Ellington Rd and south of Chapel Rd. I-291 Corridor Development (CD)
zone.

Ben Wheeler from Design Professionals presented the application. Mr. Wheeler was assisted by Daniel Jameson and Suzanne Choate, also from Design Professionals, and Karen Stackpole from GEI Consultants.

Mr. Wheeler stated that the site would be developed by Scannell Properties for lease to a tenant. The existing house on 325 Ellington Road will be demolished and the area used as a truck entrance. Future expansion would be on the southern end of the building during Phase 2. The site is relatively flat; the high end is at the northeast corner, the low end at the southwest corner. Most of the drainage flows to a manmade agricultural ditch on the southern property line. At the end of the ditch currently is a 12 inch clay pipe that ties into the state drainage system in Route 30. This clay pipe will be replaced by a concrete culvert with a concrete pipe and manhole. The ditch does not extend along the entire southern boundary so the remaining area currently drains passed the ditch into swales and drainage systems associated with I291. Mr. Wheeler referenced the Soil Investigation Report done by James McManus from JMM Wetland Consulting in November 2017. The commissioners had previously been given a copy of this report regarding the wetlands on the site. There are only two wetland pockets; one associated with the drainage ditch on the southern edge and the other is a little further east. This wetland is off the subject property, but the 80 foot upland review area does extend onto the site. No work is proposed in this upland review area. The only direct disturbance to the southern wetland will be to grade out a swale which will serve as detention basin outlets. The disturbance in the upland review area of this wetland will be for an outlet swale in that area. The site will continue to drain in the same general directions. Mr. Wheeler referenced the stormwater management report that the commissioners had in their possession. The peak rates of runoff at the discharge locations will be at or below the existing conditions. There will be two surface detention basins; one near Ellington Road, the other running along the southern edge of the site. These basins will be connected by a 30 inch flat pipe so they will act as one basin going up and down in sync. All impervious surfaces will work their way through these two detention basins. The southern pond is the ultimate discharge point; at the western edge there will be a concrete weir to let out discharge at the appropriate rates. Erosion control mats will be used in the swale under the power lines. There are three groups of underground chambers for underground storage, water quality treatment and conveyance. One set will be for 1/3 of the roof runoff. The other two sets will be under the truck court for runoff from the pavement. These two groups will have isolator rows for water quality. There will be some infiltration even in high ground water conditions. Erosion and sediment controls consist of silt fence, temporary diversion swales with intermittent stone check dams, temporary soil stockpiles, construction aprons and temporary sediment traps. The banks of the two surface detention basins will be seeded with a native retention basin wildlife mix. Under the power lines will be maintained as a meadow and be seeded with the native upland wildlife forage and cover meadow mix. It will be mowed at least once every other year. There will not be any pervious coverage in the parking lots. The impervious is under the allowable per zoning regulations. There is only one light pole on the east edge with the light directed into the parking lot. There is a maintenance plan for the underground basins with regular cleansing of the isolator rows.

Folger stated that he concurs with the findings of the soil scientist. The shaded areas showing on the aerials seemed to be standing water due to the rain. The water table is high in that area, so prime infiltration is not expected but during the dry years the sandy soil will work well. There was concern for the large vernal pool to the east of the site, but the stormwater management and erosion and sediment control plans proposed protect this area from any impacts. No runoff is being directed to that area at all and there is no active transport of groundwater from that area. Folger requested that the meadow mix under the power lines be changed to a warm season grass meadow mix. This change would be to accommodate a possible breeding ground

for the Grasshopper Sparrow and possibly be favorable to DEEP's stance on treating the listed species in that area. Mr. Wheeler was agreeable to that change, leaving the berm as a wildflower mix. Ms. Choate suggested a caveat that Eversource is consulted and also agreeable.

Mr. Jameson stated that peak runoff is not increasing; total runoff will increase but the rate of release will decrease.

motion to: approve: standard terms & conditions; bonds of \$25,000 for installation and maintenance of erosion control measures; \$50,000 for installation and maintenance of stormwater structures; \$10,000 for the establishment of plantings, to be held for three growing seasons; area to the south seeded with warm season grass mix suitable for appropriate habitat for listed species such as the Grasshopper Sparrow, as well as a maintenance plan established for the long term maintenance of that grass area.

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Vote: carried unanimously

OLD BUSINESS: none

OTHER BUSINESS:

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 7:47 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Phillips

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson

Recording Secretary

Approved: November 7, 2018