

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

INLAND WETLANDS COMMENTS FOR 24 FEBRUARY 2021

Tel. (203) 239-5321

Fax (203) 234-2130

#I20-06

5100 RIDGE ROAD
(MAP 97, LOT 2)

R-40

THE SLATE SCHOOL, INC., APPLICANT & OWNER PUBLIC HEARING – PERMIT TO CONDUCT REGULATED ACTIVITY & SITE PLAN REFERRAL

Application consists of:

1. Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut.
Prepared by: Milone & MacBroom. Dated October 27, 2020. Scale 1"=20'.
2. Soil Scientist Report: Wetland and Watercourse Delineation, 5100 Ridge Road, North Haven, Connecticut, MMI#6156-03. Prepared by: Milone & MacBroom, Inc., Megan B. Raymond, MS, PWS. Dated: October 26, 2020.

Review Comments:

1. This application for a Permit to Conduct Regulated Activity and a Site Plan Referral is intended to permit the redevelopment of this approximately 3 acre property from a church to a private school for grades 7 through 12. The applicant proposes to repurpose the existing church structure as a gathering/administrative building and to construct a new, approximately 7,800 square feet, two story academic building. A multi-function courtyard is proposed for the approximately 50 feet wide area between the two buildings. Vehicular access is proposed on the southernmost portion of the site with parking in the southwest corner.

Inland wetlands are located off the north and northwest perimeter of the property. No inland wetlands soils have been identified on the property.

Grading for the stormwater detention basin in the northeast corner of the site comes within a few feet of the property line with the northerly abutter. This regulated activity is within approximately 25' of the delineated wetlands.

The drawings have been revised and resubmitted showing a reconfiguration of the detention basin, reducing it's size and the activity in the wetland buffer. Street sidewalks are shown which constitute a third regulated activity on the northeast corner of the site.

Clint Brown, Professional Engineer, and George Logan, Soil Scientist, provided written reports of their opinions of the project's engineering and wetlands soils delineation and impacts analysis just prior to last month's 27 January meeting. These reports were generated on behalf of a group of neighbors who are in opposition to this proposed project.

The applicant has now submitted three letters of response to this public comment, one from the project's architect, Paolo Campos, and two from Thomas Daly, the manager of the civil engineering team. Revised drawings and a revised Drainage Report have been submitted showing some engineering design improvements and an overall reduction in impervious surfaces and disturbed area.

2. Alternatives to this proposed site layout should be discussed by the applicant.
3. The Commission needs to determine if and where wetland buffer markers might be required. **Buffer markers are now shown at 100' spacing. The Commission needs to determine if this spacing is acceptable.**
4. The Commission needs to determine if any additional wetland buffer plantings need to be provided.
5. While the application asserts that the project will have no significant wetlands impacts, a statement of any and all impacts, as applicable should be provided.
6. Required 5' wide street sidewalks should be shown on the plans. If these are not waived by the Planning & Zoning Commission their installation would constitute another regulated activity. **Required sidewalks are now shown on the plans.**

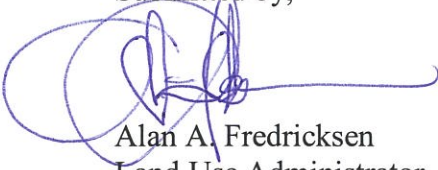
Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating "Inland Wetlands Application #I20-06, Permit to Conduct Regulated Activity and Site Plan Referral".
 - b. Any required wetland buffer markers.
 - c. Building dimensions and areas.
 - d. Actual proposed setbacks in zoning data table.
 - e. 8' wide landscaped islands containing one minimum 2" caliper tree at all ends of rows of parking.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.

4. Submit an as-built prior to bond release.

5. Post bond, as required.

Submitted by,

A handwritten signature in blue ink, appearing to read 'Alan A. Fredricksen', with a long horizontal flourish extending to the right.

Alan A. Fredricksen
Land Use Administrator
AAF/lc
#I20-06



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

INLAND WETLANDS

Date of Meeting: 02/24/2021

Dev: Site Plan – Slate Upper School

Loc: 5100 Ridge Road

File: I20-06

Comments (Updates are in **Bold**):

1. Although there appears to be no inland wetlands on this parcel, the proposed improvements include significant disturbance within the upland review area of wetlands offsite. The Applicant should be prepared to discuss alternate development schemes which limit the amount of disturbance within the upland review area. 20201211 – Impacts within the upland review area have been reduced in the revised plans. **20210222 – Impacts within the upland review area remain unchanged from the last submission**
2. The disturbances within the upland review area are proposed to be stabilized with standard lawn seed. The Commission should consider if another ground cover is more appropriate in this area, and if additional plantings are necessary to mitigate the impacts within the upland review area. 20201211 – Plantings in and around the stormwater management basins as well as the disturbed upland review area have been redone with the revisions to the basins. Proposed ground cover is dominated by wetland mix, switch grasses, and wildflower mix. **20210222 – Plantings remain mostly unchanged from the prior submission**
3. The proposed stormwater management basin will require a cut in excess of eight feet. Per the test pits performed, the existing depth to high groundwater in the proposed basin is less than six feet. The proposed basin must be reconfigured to raise the basin bottom above the observed groundwater level with a factor of safety. Town Aquifer Protection regulations (P&Z) encourage maximizing separation to groundwater in order to provide sufficient soils to screen contaminants before they reach the water table. 20201211 – The proposed stormwater management approach has been modified in this new submission. The proposed primary surface basin has been relocated westerly away from Ridge Road, and the observed elevated groundwater area, and reduced in size. A subsurface basin consisting of a series of galleries has been added under the main parking lot to compensate for the reduction in the surface basin size. **20210222 – Overall site impervious area has been decreased by 12% in this revision. Basin design has been modified from the prior submission. The underdrain in the surface basin has been eliminated in order to allow extended ponding in the basin to improve water quality. The size of the underground storage basin has been reduced, and the basin outlet control structure has been modified. Infiltration in the underground basin has been eliminated by lining beneath the basin with an impervious membrane. The results of the revised analysis indicate only minor changes from the previous submission.**
4. Wetland markers are needed along the limits of the wetlands. The location of the proposed markers should be discussed with the Commission. 20201211 – Wetland marks have been shown at a 100' spacing. **20210222 - Unchanged**

5. The application cites 4,885 SF of disturbance in the upland review area. By our calculations it appears that this disturbance (grading & tree clearing) should be closer to 6,000 SF. 20201211 – The impacts within the upland review area have been reduced with the reduction of the stormwater management basin. **20210222 – Impacts within the upland review area remain unchanged from the previous submission.**
6. Erosion control measures should be extended to cover the sidewalk construction as well as the proposed road widening. **20210222 – Comment remains**

[] Above comments are relatively minor in nature and can be addressed subsequent to an approval.

BOND RECOMMENDATION:\$18,000

DATE REVIEWED: 02/22/2021

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.

[] Above comments (*) should be addressed prior to deliberations

